

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Hollywood & Education Hills / 72

Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 635

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$181,800	\$373,400	\$555,200	\$583,100	95.2%	9.78%
2005 Value	\$199,400	\$378,400	\$577,800	\$583,100	99.1%	9.27%
Change	+\$17,600	+\$5,000	+\$22,600		+3.9%	-0.51%
% Change	+9.7%	+1.3%	+4.1%		+4.1%	-5.21%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.51% and -5.21% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$200,700	\$347,800	\$548,500
2005 Value	\$220,200	\$356,800	\$577,000
Percent Change	+9.7%	+2.6%	+5.2%

Number of one to three unit residences in the Population: 4646

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes that are less than a grade 10 and were built after 2000 had higher average ratios (assessed value/sales price) than other homes in the area, so the formula adjusts these properties downward. Similarly, homes that are grade 10 and greater had higher average ratios (assessed value/sales price) than other homes in the area, so the formula adjusted these properties upwards less in comparison to the rest population.

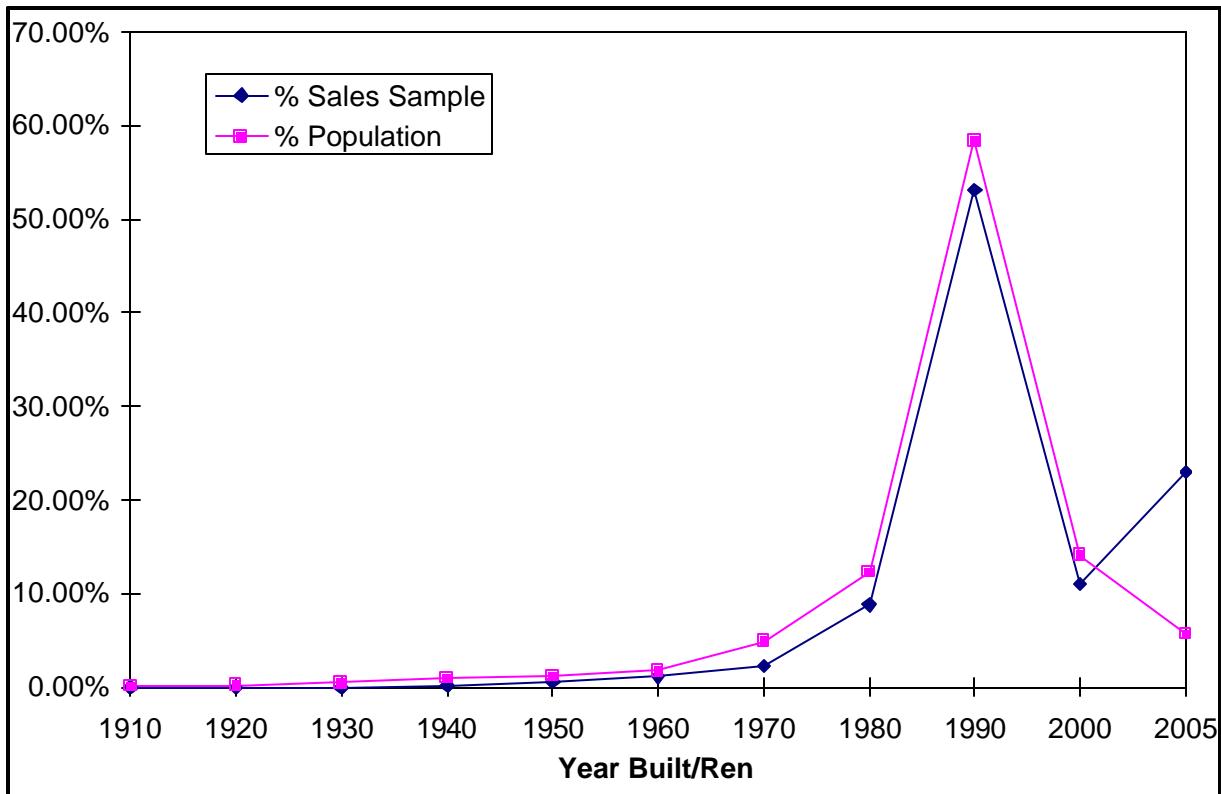
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.16%
1950	4	0.63%
1960	7	1.10%
1970	14	2.20%
1980	56	8.82%
1990	337	53.07%
2000	70	11.02%
2005	146	22.99%
	635	

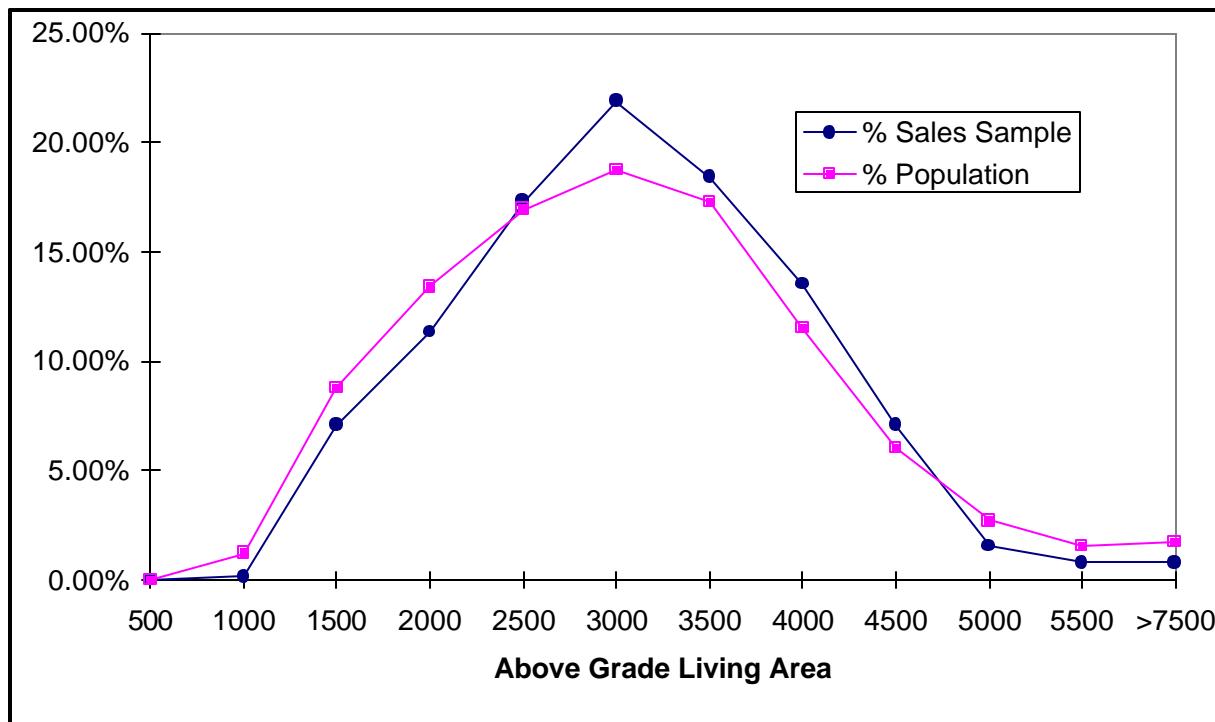
Population		
Year Built/Ren	Frequency	% Population
1910	4	0.09%
1920	9	0.19%
1930	21	0.45%
1940	45	0.97%
1950	54	1.16%
1960	82	1.76%
1970	226	4.86%
1980	573	12.33%
1990	2714	58.42%
2000	656	14.12%
2005	262	5.64%
	4646	



Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

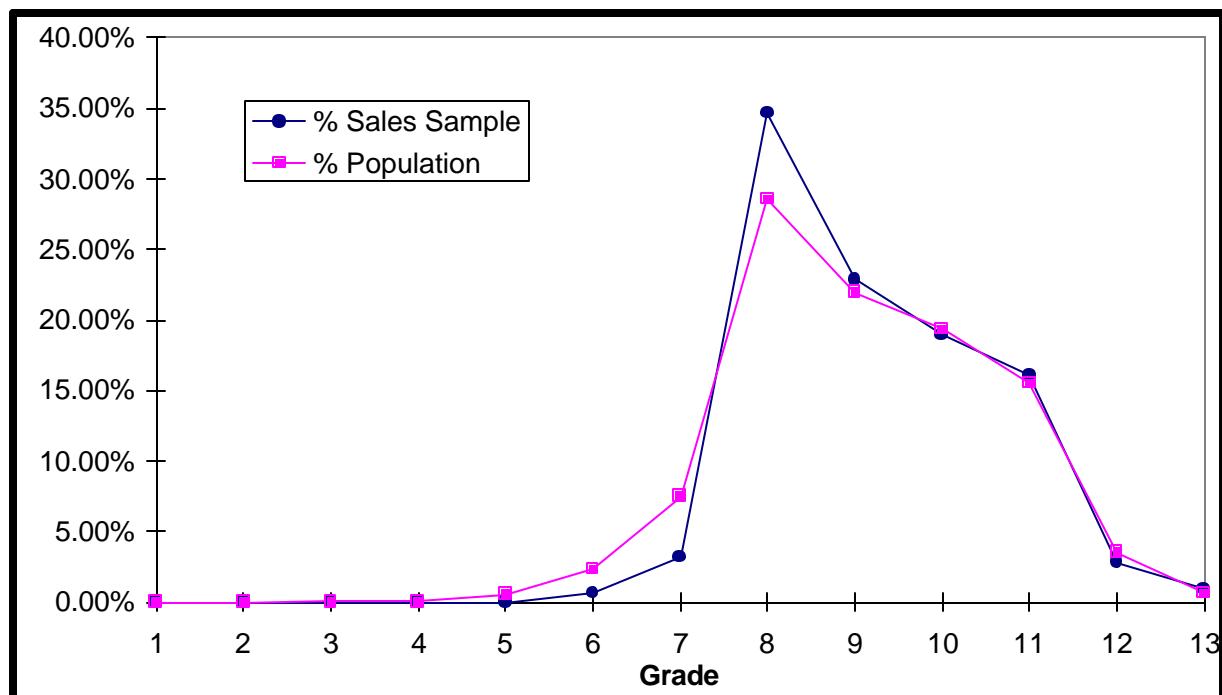
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	1	0.02%
1000	1	0.16%	1000	58	1.25%
1500	45	7.09%	1500	409	8.80%
2000	72	11.34%	2000	623	13.41%
2500	110	17.32%	2500	788	16.96%
3000	139	21.89%	3000	870	18.73%
3500	117	18.43%	3500	804	17.31%
4000	86	13.54%	4000	535	11.52%
4500	45	7.09%	4500	280	6.03%
5000	10	1.57%	5000	126	2.71%
5500	5	0.79%	5500	72	1.55%
>7500	5	0.79%	>7500	80	1.72%
		635			4646



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

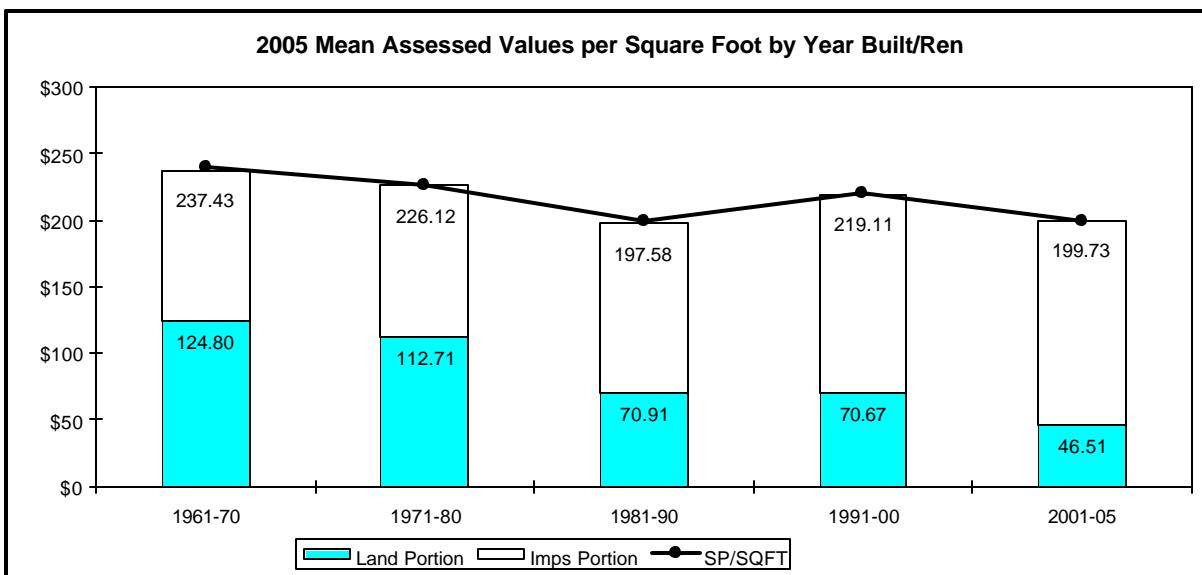
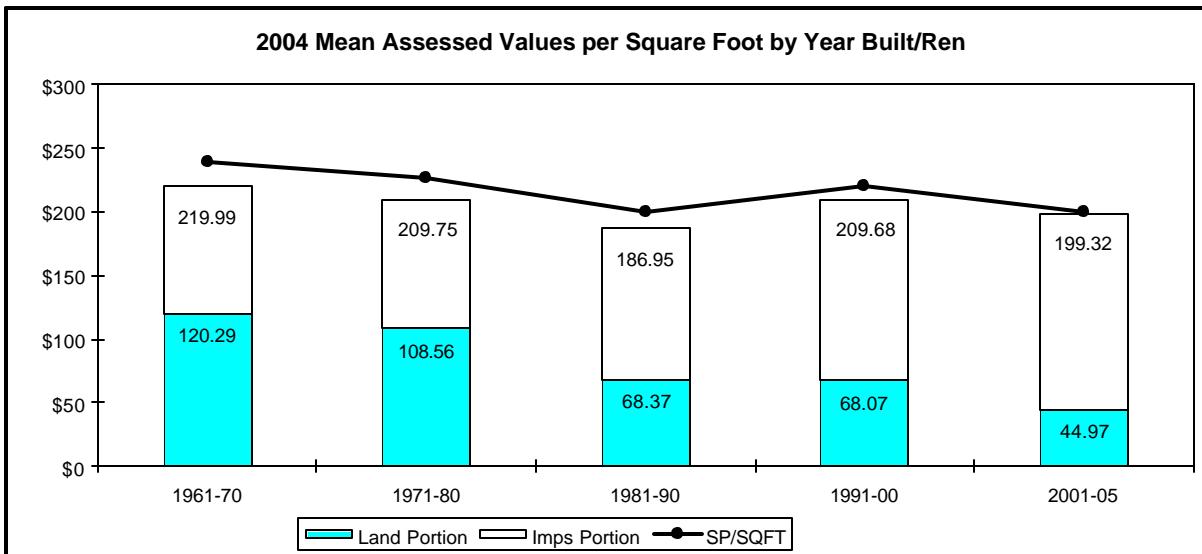
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	1	0.02%
5	0	0.00%	5	25	0.54%
6	4	0.63%	6	110	2.37%
7	20	3.15%	7	349	7.51%
8	220	34.65%	8	1326	28.54%
9	145	22.83%	9	1020	21.95%
10	120	18.90%	10	898	19.33%
11	102	16.06%	11	722	15.54%
12	18	2.83%	12	164	3.53%
13	6	0.94%	13	30	0.65%
	635			4646	



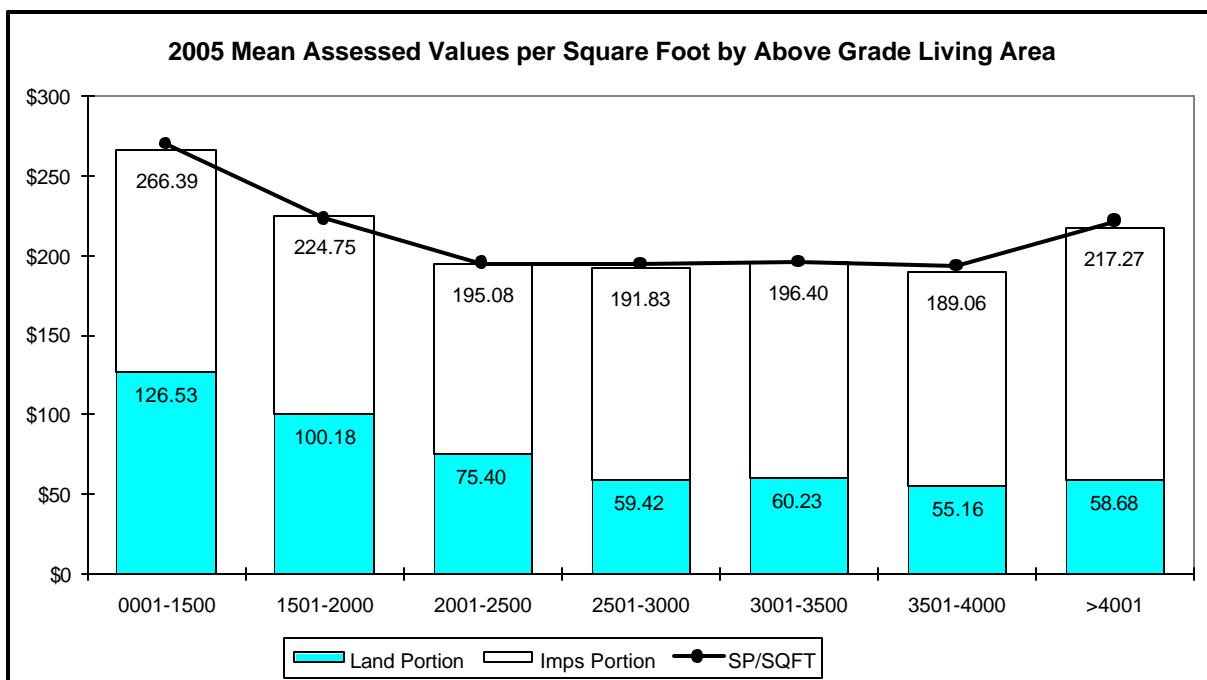
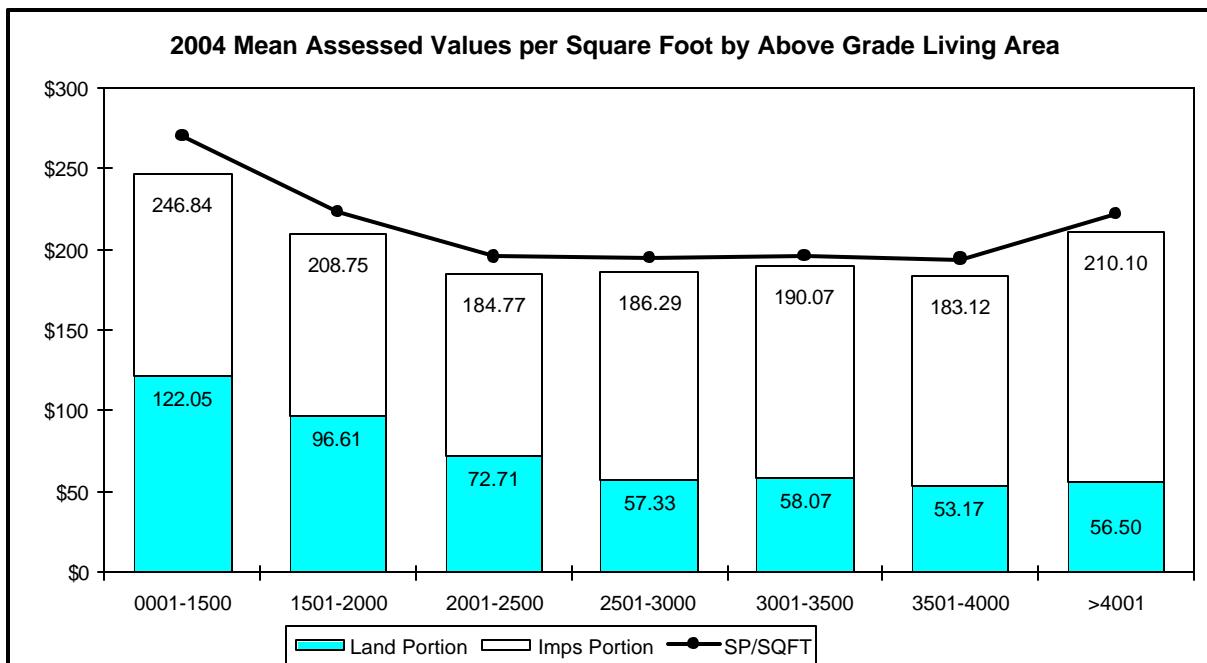
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated***



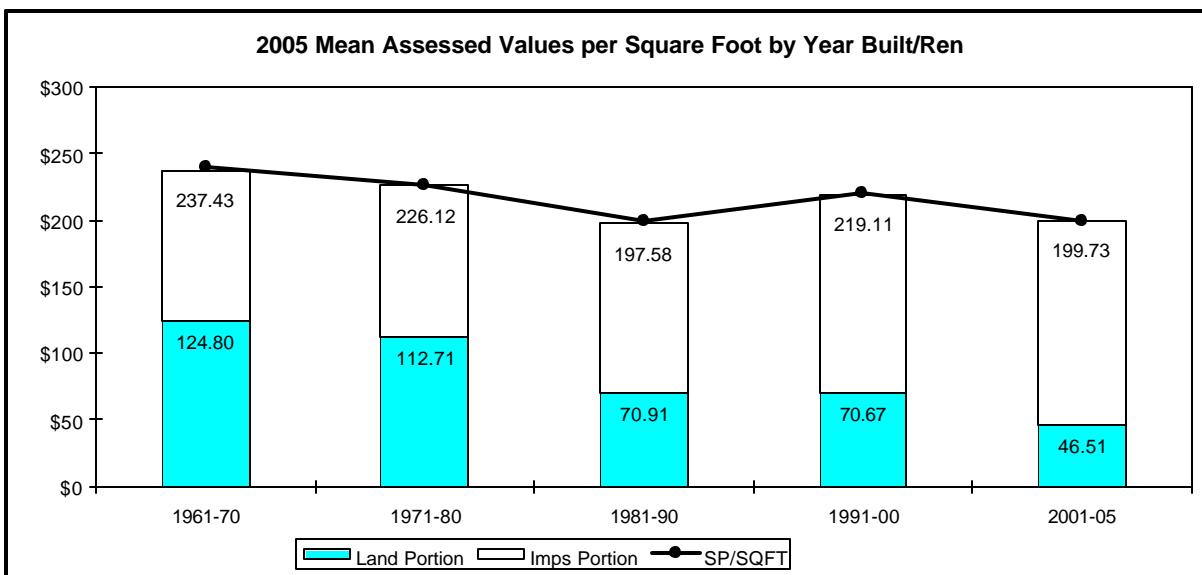
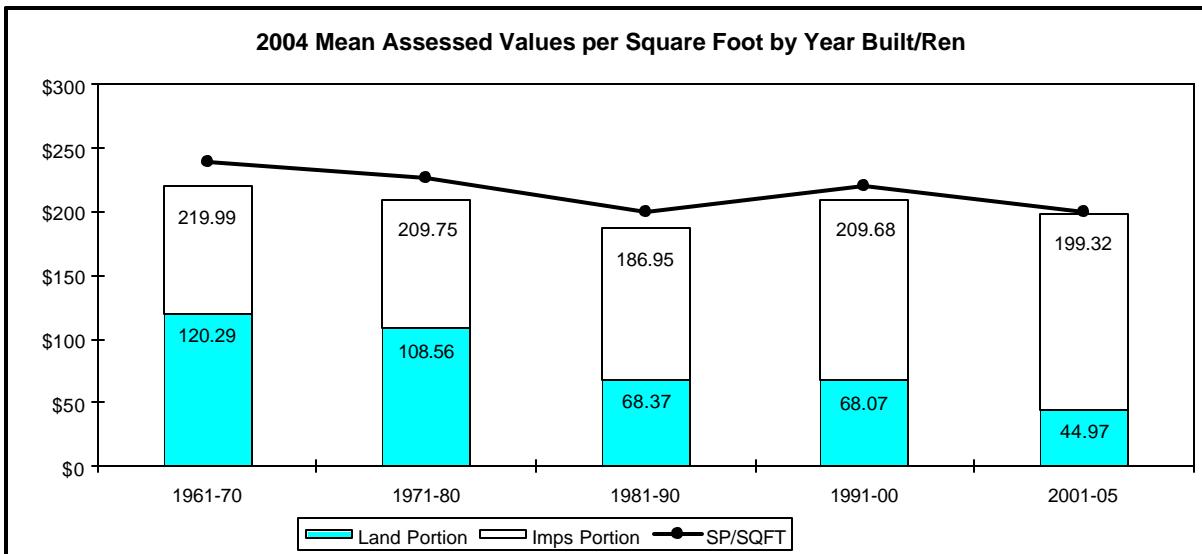
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 12 useable land sales available in the area, and their 2004 Assessment Year assessed values, supplemented by the value increase in sales of improved parcels, and along with additional input from the areas Appraiser II, an overall market adjustment was derived. This resulted in an overall 9.7% increase in land assessment in the area for the 2005 Assessment Year. The formula is

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.10 \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 635 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes that are less than a grade 10 and were built after 2000 had higher average ratios (assessed value/sales price) than other homes in the area, so the formula adjusts these properties downward. Similarly, homes that are grade 10 and greater had higher average ratios (assessed value/sales price) than other homes in the area, so the formula adjusted these properties upwards less in comparison to the rest population.

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / .9251789 + (.08236938 If Year Built is greater than 2000 and Grade is less than 10) + (.0413778 If Grade is greater than 9)

The resulting total value is rounded down to the next \$1,000, *then:*

2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the model is applied to the principle building(2005 Total Value minus 2005 Land Value = 2005 Improvement Value).
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, New Total Value = (2005 Land Value + Previous Improvement Value).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
***Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued as follows.

2005 Total Value = (2005 Land Value + Previous Improvement Value) with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 72 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.09%

New Year Built

>2000 and Yes

Grade<10

% Adjustment -8.84%

Grade>=10 Yes

% Adjustment -4.63%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home in Area 72 built after 2000 and Grade is less than 10 would *approximately* receive a .75% downward adjustment (8.09% - 8.84%). 179 or 3.9% of the population would receive this adjustment.

Homes with a grade greater than 9 would receive a 3.46% upward adjustment (8.09% - 4.63%) 1814 or 39% of the population would receive this adujustment.

This model corrects for these strata differences.

57% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

There were no sales in subarea 8.

Area 72 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.1

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=7	24	0.916	0.985	7.5%	0.935	1.034
8	220	0.950	1.002	5.4%	0.990	1.014
9	145	0.943	0.977	3.7%	0.964	0.991
10	120	0.960	0.992	3.4%	0.976	1.009
>=11	126	0.958	0.990	3.4%	0.973	1.008
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1970	26	0.915	0.988	7.9%	0.938	1.037
1971-1980	56	0.926	0.997	7.7%	0.969	1.025
1981-1990	337	0.938	0.986	5.1%	0.976	0.996
1991-2000	70	0.951	0.991	4.3%	0.969	1.013
>2000	146	0.996	1.000	0.4%	0.987	1.013
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	555	0.952	0.988	3.8%	0.981	0.996
Good	74	0.947	1.011	6.7%	0.986	1.035
Very Good	6	0.979	1.037	5.9%	0.952	1.121
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	121	0.930	0.994	6.9%	0.976	1.013
1.5	25	0.886	0.928	4.8%	0.885	0.972
2	478	0.959	0.993	3.5%	0.985	1.001
2.5	10	0.996	1.037	4.1%	0.968	1.105
3	1	0.742	0.801	7.9%	NA	NA
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1500	46	0.916	0.989	7.9%	0.958	1.019
1501-2000	72	0.936	1.008	7.6%	0.983	1.033
2001-2500	110	0.947	1.000	5.5%	0.984	1.015
2501-3000	139	0.959	0.987	2.9%	0.972	1.002
3001-4000	203	0.960	0.991	3.3%	0.980	1.003
4001-5000	55	0.947	0.979	3.4%	0.948	1.010
>5000	10	0.954	0.990	3.8%	0.913	1.068

Area 72 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.1

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

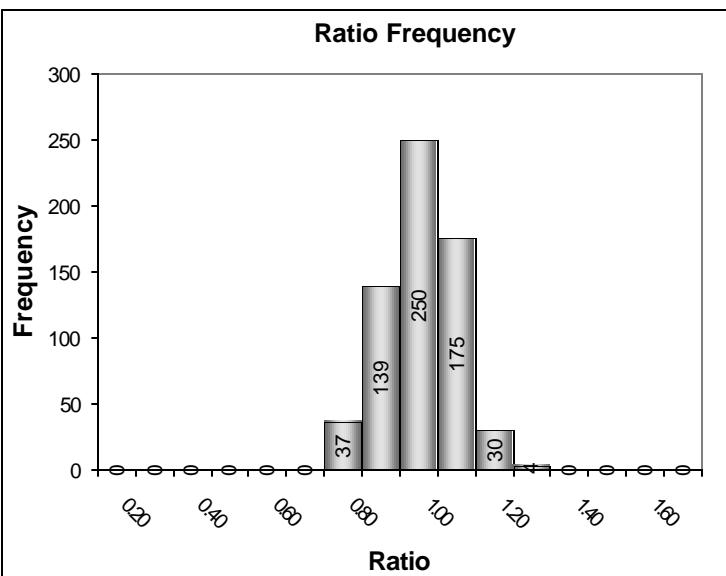
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	599	0.953	0.991	4.0%	0.984	0.998
Y	36	0.944	0.988	4.7%	0.951	1.025
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	629	0.954	0.992	4.0%	0.985	0.999
Y	6	0.861	0.901	4.7%	0.802	1.001
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3	184	0.933	0.983	5.3%	0.968	0.997
4	343	0.958	0.991	3.5%	0.982	1.001
9	108	0.962	1.000	3.9%	0.982	1.017
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=8000	126	0.991	1.002	1.1%	0.988	1.016
08001-12000	82	0.965	0.998	3.5%	0.982	1.015
12001-16000	32	0.961	1.007	4.8%	0.977	1.038
16001-20000	25	0.956	0.991	3.7%	0.950	1.032
20001-30000	47	0.939	0.979	4.3%	0.950	1.008
30001-43559	180	0.946	0.992	4.9%	0.979	1.006
1AC-3AC	129	0.933	0.982	5.2%	0.963	1.000
>3.AC	14	0.901	0.959	6.5%	0.894	1.024
New Year Built >2000 Grade<10	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L. using TINV	2005 Upper 95% C.L. using TINV
N	519	0.942	0.991	5.1%	0.982	0.999
Y	116	1.000	0.992	-0.8%	0.978	1.006
Grade>=10	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L. using TINV	2005 Upper 95% C.L. using TINV
N	389	0.945	0.990	4.7%	0.981	0.999
Y	246	0.959	0.991	3.4%	0.979	1.003

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NE / TEAM - 2	Lien Date: 01/01/2004	Date of Report: 3/9/2005	Sales Dates: 1/2003 - 12/2004
Area 72	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	635		
Mean Assessed Value	555,200		
Mean Sales Price	583,100		
Standard Deviation AV	206,931		
Standard Deviation SP	219,415		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.956		
Median Ratio	0.963		
Weighted Mean Ratio	0.952		
UNIFORMITY			
Lowest ratio	0.731		
Highest ratio:	1.218		
Coefficient of Dispersion	7.91%		
Standard Deviation	0.094		
Coefficient of Variation	9.78%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.951		
<i>Upper limit</i>	0.972		
95% Confidence: Mean			
<i>Lower limit</i>	0.949		
<i>Upper limit</i>	0.963		
SAMPLE SIZE EVALUATION			
N (population size)	4646		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.094		
Recommended minimum:	14		
Actual sample size:	635		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	305		
# ratios above mean:	330		
<i>Z:</i>	0.992		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



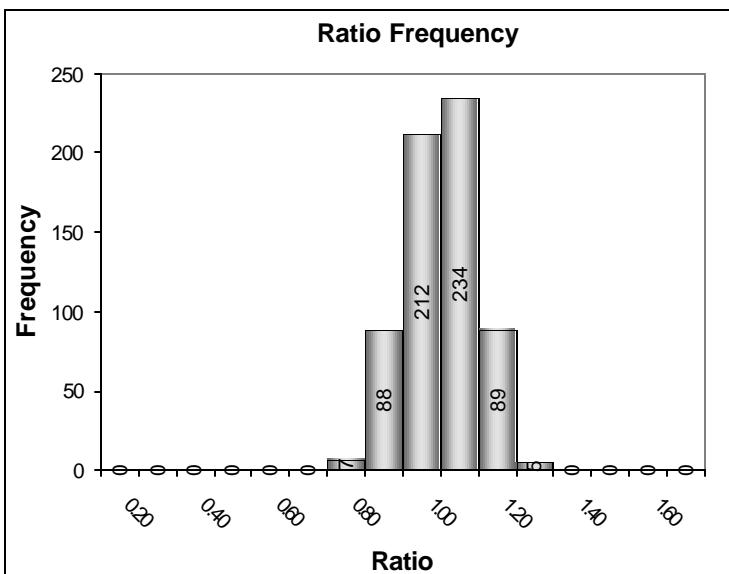
COMMENTS:

1 to 3 Unit Residences throughout area 72

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NE / TEAM - 2	Lien Date: 01/01/2005	Date of Report: 3/9/2005	Sales Dates: 1/2003 - 12/2004
Area 72	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	635		
Mean Assessed Value	577,800		
Mean Sales Price	583,100		
Standard Deviation AV	209,366		
Standard Deviation SP	219,415		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.003		
Weighted Mean Ratio	0.991		
UNIFORMITY			
Lowest ratio	0.789		
Highest ratio:	1.208		
Coefficient of Dispersion	7.49%		
Standard Deviation	0.093		
Coefficient of Variation	9.27%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.992		
<i>Upper limit</i>	1.008		
95% Confidence: Mean			
<i>Lower limit</i>	0.992		
<i>Upper limit</i>	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	4646		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.093		
Recommended minimum:	14		
Actual sample size:	635		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	305		
# ratios above mean:	330		
<i>Z:</i>	0.992		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 72

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404590	0039	12/13/04	\$244,000	910	0	6	1952	4	9855	N	N	16610 NE 180TH PL
003	112605	9060	6/18/04	\$325,000	1170	0	6	1942	4	26136	N	N	15636 NE 175TH ST
003	112605	9017	9/22/03	\$289,000	1170	0	6	1981	3	37462	N	N	16722 152ND PL NE
003	795502	0040	3/6/03	\$233,500	1010	890	7	1970	3	9730	N	N	17069 142ND PL NE
003	795502	0030	3/17/04	\$222,791	1020	450	7	1970	4	9800	N	N	17077 142ND PL NE
003	404590	0145	9/11/03	\$390,750	1120	1040	7	1972	4	83635	N	N	16619 NE 180TH PL
003	132605	9070	4/11/03	\$267,000	1180	0	7	1967	3	16552	N	N	16714 NE 158TH ST
003	112605	9125	8/25/03	\$294,000	1260	440	7	1979	3	48787	N	N	14808 NE 172ND ST
003	340170	0246	6/23/03	\$315,700	1280	650	7	1976	3	29512	N	N	16127 NE 143RD ST
003	122605	9008	11/12/04	\$336,000	1300	0	7	1942	4	113164	N	N	17830 171ST AV NE
003	122605	9137	1/29/03	\$392,500	1320	0	7	1976	4	142876	N	N	16712 174TH AV NE
003	366300	0085	5/15/03	\$334,000	1390	650	7	1972	3	36250	N	N	16636 NE 172ND PL
003	122605	9176	12/23/03	\$301,000	1430	1430	7	1963	3	45302	N	N	17314 174TH AV NE
003	112605	9052	2/14/03	\$279,950	1440	1300	7	1946	4	30970	N	N	15061 NE 173RD ST
003	122605	9082	4/26/04	\$425,000	1470	960	7	1942	4	47916	N	N	16506 164TH AV NE
003	112605	9018	4/21/04	\$340,000	1840	0	7	1969	4	32465	N	N	16038 NE 165TH ST
003	340470	0110	6/3/04	\$410,000	1970	0	7	1972	3	63162	N	N	14063 159TH AV NE
003	340770	0037	11/18/03	\$375,000	2540	0	7	2001	3	14761	N	N	16026 148TH AV NE
003	339535	0150	3/19/04	\$319,000	1010	520	8	1981	3	36085	N	N	16727 NE 139TH PL
003	339535	0090	9/15/04	\$408,000	1140	240	8	1981	3	45602	N	N	16703 NE 139TH PL
003	404590	0107	4/1/04	\$460,000	1260	780	8	1960	3	21117	Y	Y	16019 NE 185TH ST
003	340170	0136	3/23/04	\$440,900	1300	910	8	1978	3	54450	N	N	15202 164TH AV NE
003	739980	0160	5/27/03	\$297,000	1360	0	8	1983	3	33600	N	N	16808 171ST PL NE
003	242605	9062	10/19/04	\$425,000	1390	840	8	1972	3	35167	N	N	16635 NE 143RD ST
003	340170	0134	7/7/04	\$465,000	1410	690	8	1978	4	54450	N	N	15214 164TH AV NE
003	122605	9144	6/12/03	\$395,000	1430	550	8	1977	4	109335	N	N	17524 164TH AV NE
003	113610	0141	1/23/03	\$385,000	1440	980	8	1979	3	43871	N	N	15727 154TH AV NE
003	122605	9003	10/16/04	\$423,000	1490	920	8	1977	3	54014	N	N	17545 174TH AV NE
003	940830	0150	3/8/04	\$349,950	1510	470	8	1982	4	33600	N	N	16414 171ST PL NE
003	122605	9030	11/19/04	\$454,252	1540	840	8	1975	3	135036	N	N	17208 174TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	122605	9101	10/11/04	\$387,500	1600	0	8	1983	3	45613	N	N	17120 166TH PL NE
003	132605	9162	5/19/03	\$326,500	1600	480	8	1987	3	37145	N	N	16843 NE 159TH PL
003	281726	0090	5/23/03	\$383,000	1610	1200	8	1975	3	96703	N	N	14512 NE 169TH ST
003	281725	0060	5/7/04	\$370,000	1670	1000	8	1974	3	25575	N	N	14722 NE 169TH ST
003	122605	9119	6/2/04	\$335,000	1680	0	8	1960	5	36144	N	N	16550 164TH AV NE
003	404590	0029	8/1/03	\$399,950	1690	780	8	1983	3	31328	N	N	18057 167TH AV NE
003	242605	9050	5/12/03	\$498,000	1700	970	8	1968	4	35100	N	N	14134 168TH AV NE
003	739980	0150	7/25/04	\$369,000	1730	0	8	1983	4	40250	N	N	16726 171ST PL NE
003	122605	9020	10/5/04	\$392,500	1750	0	8	1987	3	55756	N	N	17421 NE 166TH PL
003	122605	9018	2/12/03	\$380,000	1770	1110	8	1965	4	51630	N	N	16801 NE 176TH ST
003	339535	0220	12/29/03	\$363,000	1770	0	8	1981	3	42954	N	N	16729 NE 138TH CT
003	281726	0010	5/17/04	\$425,000	1780	1200	8	1975	3	20800	N	N	14710 NE 169TH ST
003	142605	9035	12/9/03	\$770,000	1810	1160	8	1959	3	415562	N	N	16020 NE 145TH ST
003	281725	0020	3/15/04	\$295,000	1820	0	8	1974	3	50300	N	N	17121 148TH AV NE
003	340770	0046	2/4/04	\$427,500	1820	590	8	1976	4	64073	N	N	14828 NE 163RD ST
003	404590	0040	6/13/03	\$575,000	1840	0	8	1996	3	53143	N	Y	16516 NE 180TH PL
003	340170	0100	7/15/04	\$449,950	1860	0	8	1972	3	47916	N	N	15025 159TH AV NE
003	122605	9056	8/3/04	\$425,000	1880	0	8	1952	4	38332	N	N	17033 NE 172ND PL
003	112605	9076	8/26/04	\$360,000	1890	0	8	1996	3	15246	N	N	17933 164TH AV NE
003	113610	0037	9/18/03	\$394,950	1910	0	8	1983	3	49745	N	N	15832 NE 156TH ST
003	113610	0053	11/10/04	\$459,500	1940	0	8	1983	3	38490	N	N	15608 NE 155TH ST
003	340770	0045	5/13/04	\$406,000	1990	1020	8	1975	4	35058	N	N	14914 NE 163RD ST
003	856470	0210	1/20/04	\$392,388	2030	0	8	2004	3	6520	N	N	14965 NE 18TH ST
003	856470	0220	5/4/04	\$386,947	2030	0	8	2004	3	6072	N	N	14985 NE 185TH ST
003	340170	0016	7/3/03	\$492,000	2050	550	8	1976	3	50249	N	N	15340 162ND AV NE
003	113610	0114	12/9/04	\$460,000	2080	0	8	1977	4	46607	N	N	15622 154TH AV NE
003	113610	0114	5/23/03	\$370,000	2080	0	8	1977	4	46607	N	N	15622 154TH AV NE
003	340170	0164	10/2/03	\$678,000	2130	1160	8	1984	3	66646	N	N	16524 NE 145TH ST
003	340170	0121	10/1/03	\$485,000	2140	2140	8	1967	3	43560	N	N	16211 NE 153RD ST
003	232605	9029	9/21/04	\$509,000	2140	1000	8	1980	3	142441	Y	N	15419 NE 140TH ST
003	404590	0047	5/27/04	\$395,000	2140	0	8	1983	3	15070	N	N	16426 NE 180TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	112605	9177	6/2/03	\$410,000	2170	0	8	1979	3	47916	N	N	16019 NE 169TH PL
003	112605	9083	6/14/04	\$530,000	2190	0	8	2001	3	38796	N	N	17035 164TH AV NE
003	340170	0210	6/18/03	\$575,000	2200	1000	8	1976	3	100188	Y	N	14350 160TH PL NE
003	856470	0260	6/14/04	\$410,936	2230	0	8	2004	3	7317	N	N	18495 151ST AV NE
003	122605	9158	8/12/04	\$472,000	2250	400	8	1984	3	70513	N	N	16806 NE 179TH ST
003	132605	9163	11/12/04	\$419,950	2280	0	8	1987	3	35900	N	N	16853 NE 159TH PL
003	242605	9051	3/4/04	\$410,000	2290	0	8	1969	3	49658	N	N	14117 168TH AV NE
003	112605	9140	3/29/04	\$485,000	2310	0	8	1977	3	47720	N	N	15020 NE 173RD ST
003	142605	9100	3/1/04	\$485,000	2350	0	8	1985	3	36025	N	N	16021 NE 160TH ST
003	856470	0010	4/7/04	\$386,338	2410	0	8	2004	3	7311	N	N	18680 151ST AV NE
003	856470	0140	6/1/04	\$440,584	2420	0	8	2004	3	6946	N	N	15060 NE 185TH ST
003	856470	0050	4/12/04	\$400,000	2420	0	8	2004	3	9020	N	N	18665 151ST AV NE
003	856470	0030	5/11/04	\$380,000	2420	0	8	2004	3	6593	N	N	18560 151ST AV NE
003	930630	0120	3/16/04	\$415,000	2440	0	8	1970	4	76230	N	N	16607 146TH AV NE
003	856470	0110	5/24/04	\$432,950	2450	0	8	2004	3	7387	N	N	14980 NE 185TH ST
003	856470	0130	7/27/04	\$412,950	2460	0	8	2004	3	6946	N	N	15040 NE 185TH ST
003	856470	0230	3/5/04	\$405,059	2480	0	8	2004	3	7301	N	N	15025 NE 185TH ST
003	856470	0120	6/10/04	\$394,950	2480	0	8	2004	3	6956	N	N	15020 NE 185TH ST
003	856470	0250	3/3/04	\$394,950	2480	0	8	2004	3	7301	N	N	15065 NE 185TH ST
003	856470	0200	7/12/04	\$441,455	2610	0	8	2004	3	6427	N	N	14945 NE 185TH ST
003	856470	0240	7/12/04	\$435,000	2610	0	8	2004	3	7301	N	N	15045 NE 185TH ST
003	112605	9158	5/8/03	\$462,500	2670	0	8	1976	3	36197	N	N	16607 160TH PL NE
003	122605	9122	7/1/04	\$560,000	2870	0	8	1981	3	83199	N	N	16807 172ND PL NE
003	232605	9081	6/30/03	\$573,000	3060	0	8	1984	4	74923	N	N	16115 NE 136TH PL
003	956220	0170	11/3/04	\$413,000	3340	0	8	1987	3	35326	N	N	15108 NE 177TH DR
003	122605	9045	3/7/04	\$612,500	3680	0	8	1999	3	92782	N	N	17045 NE 179TH ST
003	739980	0020	8/22/03	\$372,500	1570	0	9	1983	3	43560	N	N	16715 171ST PL NE
003	940830	0350	3/26/03	\$405,000	1690	800	9	1983	3	27675	N	N	17018 NE 160TH PL
003	340620	0120	6/16/04	\$428,000	1730	1730	9	1979	3	32000	N	N	14944 NE 147TH CT
003	340620	0030	10/4/04	\$415,000	1750	850	9	1979	3	21000	N	N	14919 NE 147TH CT
003	340620	0230	12/8/03	\$355,000	1820	740	9	1978	3	28800	N	N	14726 149TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	132605	9092	1/6/03	\$380,000	1850	600	9	1976	3	43560	Y	N	16056 165TH PL NE
003	132605	9167	9/18/03	\$499,900	1860	1000	9	1985	3	65073	N	N	15227 166TH PL NE
003	404590	0085	8/12/03	\$545,000	1930	600	9	1964	3	40020	Y	Y	18046 160TH PL NE
003	635400	0070	11/12/04	\$398,500	1940	0	9	1985	3	28536	N	N	16721 NE 137TH ST
003	113610	0157	11/17/04	\$459,950	1960	0	9	1977	3	54805	N	N	15337 NE 163RD ST
003	739980	0110	6/19/03	\$374,950	1960	0	9	1983	4	48787	N	N	16606 171ST PL NE
003	112605	9087	8/13/03	\$440,000	2040	0	9	1963	3	59677	N	N	16008 NE 165TH ST
003	248160	0080	5/11/04	\$489,000	2120	900	9	1983	3	32300	N	N	15050 NE 144TH ST
003	421525	0030	10/22/04	\$465,000	2120	0	9	1989	3	57050	N	N	15734 NE 183RD ST
003	122605	9118	2/21/03	\$382,500	2210	0	9	1989	3	38330	N	N	16525 174TH AV NE
003	340170	0021	4/29/03	\$520,000	2220	920	9	1977	3	61419	N	N	15343 162ND AV NE
003	940830	0260	6/1/04	\$415,000	2220	0	9	1981	3	34932	N	N	16329 170TH AV NE
003	340170	0132	8/21/03	\$548,000	2250	1420	9	1992	3	44145	Y	N	15120 164TH AV NE
003	112605	9164	4/8/04	\$627,000	2440	0	9	1988	3	63162	N	N	16626 160TH PL NE
003	232605	9031	10/30/03	\$625,000	2570	0	9	1951	4	250470	N	N	13620 162ND AV NE
003	340170	0019	1/29/03	\$498,000	2580	0	9	1986	3	36170	N	N	15312 162ND AV NE
003	131035	0070	6/26/03	\$425,000	2620	0	9	1989	3	35017	N	N	17507 170TH PL NE
003	112605	9049	6/11/03	\$447,000	2650	0	9	1989	3	35184	N	N	17935 163RD AV NE
003	112605	9047	6/25/03	\$480,000	2720	0	9	1979	4	36136	N	N	16110 NE 169TH PL
003	112605	9050	12/3/03	\$460,000	2730	0	9	1990	3	74052	N	N	16307 NE 180TH ST
003	113610	0098	1/7/03	\$420,000	2750	0	9	1978	3	38448	N	N	15417 NE 162ND ST
003	366300	0035	7/8/04	\$631,000	2750	0	9	1984	3	52272	N	N	17626 167TH AV NE
003	113610	0099	12/15/03	\$440,000	2770	0	9	1986	3	22805	N	N	16012 154TH AV NE
003	113610	0158	8/13/03	\$430,000	2820	0	9	1977	3	37800	N	N	16103 154TH AV NE
003	340170	0123	6/20/03	\$525,000	2860	0	9	1987	3	41100	N	N	15215 163RD PL NE
003	112605	9228	1/15/04	\$596,000	2870	760	9	1998	3	36755	N	N	16116 NE 179TH ST
003	340620	0130	4/22/04	\$525,000	2920	1200	9	1979	3	40600	N	N	14934 NE 147TH CT
003	132605	9064	4/29/04	\$510,000	2960	0	9	1978	3	57934	N	N	16424 164TH AV NE
003	421525	0220	6/3/03	\$525,000	3040	0	9	1983	3	34670	N	N	15805 NE 178TH PL
003	421525	0010	4/23/03	\$429,000	3060	0	9	1988	3	27855	N	N	15914 NE 183RD ST
003	132605	9144	8/28/03	\$873,000	3110	0	9	2000	3	79714	N	N	16103 167TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	232605	9036	7/2/04	\$690,000	3220	950	9	1978	5	90169	N	N	15913 NE 139TH PL
003	142605	9076	1/9/04	\$575,000	3500	0	9	1972	4	45738	N	N	16101 161ST AV NE
003	956080	0520	11/18/04	\$632,000	3630	0	9	1986	4	30615	N	N	17715 154TH CT NE
003	317540	0170	6/9/04	\$700,000	3740	0	9	1998	3	44210	N	N	17110 NE 183RD PL
003	317540	0120	8/8/03	\$735,000	3850	0	9	2000	3	42968	N	N	17109 NE 183RD PL
003	340170	0017	11/8/04	\$837,500	3870	0	9	2001	3	50270	N	N	15350 162ND AV NE
003	122605	9166	11/5/04	\$628,500	3940	0	9	2003	3	35100	N	N	18327 171ST AV NE
003	317540	0020	6/29/04	\$621,500	3970	0	9	2003	3	35004	N	N	18233 171ST AV NE
003	248161	0190	7/17/03	\$590,000	2020	1850	10	1981	3	43995	N	N	14435 156TH AV NE
003	940830	0300	1/17/03	\$450,000	2310	0	10	1981	3	33698	N	N	16316 170TH AV NE
003	340630	0030	11/13/03	\$600,000	2560	1460	10	1981	3	42549	N	N	15519 152ND AV NE
003	421525	0570	2/18/03	\$560,000	2590	2000	10	1986	3	35580	Y	N	18120 159TH AV NE
003	421525	0060	12/22/04	\$635,000	2650	360	10	1984	3	46639	N	N	15700 NE 183RD ST
003	421525	0060	1/24/03	\$599,000	2650	360	10	1984	3	46639	N	N	15700 NE 183RD ST
003	132605	9179	8/16/04	\$581,500	2760	1070	10	1989	3	39971	N	N	16404 167TH AV NE
003	132605	9179	2/10/03	\$545,000	2760	1070	10	1989	3	39971	N	N	16404 167TH AV NE
003	956220	0070	9/11/03	\$538,900	2800	0	10	1983	3	38536	N	N	15506 NE 179TH ST
003	956220	0270	9/20/04	\$545,000	2810	730	10	1985	3	40459	N	N	15009 NE 177TH DR
003	956220	0270	10/17/03	\$496,000	2810	730	10	1985	3	40459	N	N	15009 NE 177TH DR
003	068770	0010	10/20/04	\$687,000	2830	640	10	1988	3	51836	N	N	14905 NE 167TH ST
003	142605	9045	7/9/03	\$704,900	2830	860	10	1989	3	43560	N	N	14837 164TH PL NE
003	340770	0028	12/2/03	\$675,000	2930	0	10	1983	3	42540	N	N	15523 152ND AV NE
003	248161	0180	7/14/03	\$615,000	2930	0	10	1995	3	38896	N	N	14447 156TH AV NE
003	421525	0350	11/24/04	\$500,000	2960	0	10	1983	3	35000	N	N	18122 157TH AV NE
003	248163	0110	7/23/03	\$575,000	3020	0	10	1988	3	35006	Y	N	15206 NE 144TH PL
003	340770	0027	3/5/04	\$679,000	3150	0	10	1980	3	42536	Y	N	15509 152ND AV NE
003	068770	0070	7/17/03	\$590,000	3150	0	10	1989	3	49427	N	N	15038 NE 167TH ST
003	340630	0020	10/11/04	\$635,000	3160	1190	10	1981	3	59106	Y	N	14851 NE 155TH PL
003	421525	0190	2/25/03	\$624,000	3330	0	10	1983	3	34551	N	N	15617 NE 179TH ST
003	340630	0010	6/11/03	\$700,000	3370	1750	10	1981	3	59140	N	N	14858 NE 155TH PL
003	248162	0190	7/6/04	\$599,000	3470	0	10	1984	3	35403	N	N	14255 157TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	132605	9142	10/6/03	\$875,000	3520	0	10	1981	3	128502	N	N	16109 167TH AV NE
003	242605	9108	2/20/03	\$589,950	3520	0	10	1988	3	35038	N	N	16409 NE 143RD ST
003	133190	0060	9/12/03	\$540,000	3560	0	10	1987	3	35240	N	N	16805 167TH AV NE
003	421525	0210	4/18/03	\$569,950	3600	0	10	1983	3	35134	N	N	15725 NE 178TH PL
003	361200	0060	5/24/04	\$905,000	3670	0	10	1998	3	34210	N	N	16737 NE 151ST PL
003	133190	0020	11/25/03	\$613,000	3780	0	10	1986	3	35273	N	N	16425 NE 169TH PL
003	956220	0050	8/5/03	\$648,500	3860	0	10	1983	3	35529	N	N	15530 NE 179TH ST
003	112605	9108	10/17/03	\$916,730	3930	0	10	2003	3	43560	N	N	16823 164TH AV NE
003	421525	0360	9/23/03	\$615,000	4000	0	10	1984	3	38727	Y	N	18210 157TH AV NE
003	133190	0260	9/8/03	\$620,000	4020	0	10	1986	3	36896	N	N	16650 168TH PL NE
003	113610	0034	7/26/03	\$929,000	4220	0	10	1999	3	49710	N	N	15723 160TH AV NE
003	361200	0050	10/10/03	\$975,000	4401	0	10	1999	3	40211	Y	N	15030 167TH CT NE
003	133190	0210	6/18/03	\$567,950	2990	0	11	1989	3	35017	N	N	16908 NE 166TH ST
003	248161	0030	4/5/04	\$689,000	3300	1500	11	1983	3	47480	N	N	15606 NE 144TH PL
003	133190	0100	6/23/03	\$549,950	3420	0	11	1987	3	35002	Y	N	16615 NE 167TH CT
003	133190	0220	10/23/03	\$662,000	3540	0	11	1987	3	30157	N	N	16900 NE 166TH ST
003	112605	9192	4/21/03	\$600,000	3560	0	11	1990	3	41542	N	N	17401 155TH PL NE
003	340770	0012	9/15/04	\$980,000	3740	0	11	2000	3	41458	Y	N	15203 152ND AV NE
003	421525	0370	10/31/03	\$805,000	3750	0	11	1983	4	39520	N	N	18224 157TH AV NE
003	340770	0022	6/16/03	\$960,000	3800	0	11	1981	3	59241	Y	N	15425 152ND AV NE
003	242605	9125	9/10/03	\$710,000	3820	0	11	1991	3	47480	N	N	14018 168TH AV NE
003	133190	0430	11/25/03	\$650,000	4080	0	11	1987	3	30911	N	N	16520 NE 169TH PL
003	142605	9120	1/27/04	\$999,000	4220	0	11	2003	3	46174	N	N	16423 161ST LN NE
003	132605	9147	4/7/03	\$1,480,000	4340	760	11	1983	3	209088	N	N	14724 173RD AV NE
003	112605	9023	1/22/04	\$1,195,000	4490	0	11	2000	3	209088	N	N	15410 NE 173RD ST
003	340170	0088	4/14/04	\$970,000	4340	0	12	1989	3	55353	N	N	15414 NE 152ND PL
003	112605	9226	8/11/04	\$1,250,000	4400	0	12	1997	3	90169	N	N	15226 NE 167TH PL
003	113610	0008	4/14/03	\$1,400,000	4780	0	12	2002	3	26378	N	N	15834 NE 164TH ST
003	113610	0003	5/15/03	\$1,225,000	4780	0	12	2001	3	24768	N	N	15813 NE 164TH ST
003	112605	9077	7/7/03	\$1,350,000	5660	0	13	1989	3	71874	N	N	17020 159TH AV NE
004	262605	9047	6/9/04	\$357,500	1440	340	7	1968	4	37461	N	N	13007 164TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 72
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	302606	9088	7/1/04	\$276,000	1500	0	7	1980	3	26017	N	N	12801 AVONDALE RD NE
004	727310	0141	5/28/04	\$293,000	1830	0	7	1959	3	42018	N	N	12037 184TH AV NE
004	280220	0080	5/20/03	\$292,500	1120	260	8	1982	4	7541	N	N	13629 178TH AV NE
004	339680	0060	5/30/03	\$295,000	1140	300	8	1983	3	12000	N	N	12917 179TH AV NE
004	812120	0500	4/26/04	\$341,000	1210	490	8	1983	3	9859	N	N	13807 173RD AV NE
004	339620	0260	6/28/04	\$375,000	1260	550	8	1982	3	7684	N	N	13615 179TH AV NE
004	179590	0810	12/2/03	\$374,000	1390	530	8	1986	3	13330	N	N	17142 NE 140TH CT
004	812120	0410	8/21/03	\$350,000	1390	580	8	1983	4	7864	N	N	13850 173RD AV NE
004	812120	0070	9/7/04	\$395,950	1400	590	8	1983	4	11995	N	N	13404 174TH AV NE
004	179590	0790	8/11/03	\$350,000	1410	380	8	1987	3	10906	N	N	17150 NE 140TH CT
004	812120	0740	10/29/04	\$389,950	1410	750	8	1983	3	7755	N	N	17305 NE 135TH ST
004	020080	0310	4/16/03	\$365,000	1430	1040	8	1984	3	15299	N	N	17412 NE 136TH ST
004	339681	0150	7/25/03	\$295,000	1430	0	8	1986	3	8938	N	N	17216 NE 133RD PL
004	564930	0300	1/16/03	\$347,000	1430	340	8	1981	4	36708	N	N	18204 NE 127TH ST
004	812120	0460	2/23/04	\$349,999	1430	0	8	1983	3	10958	N	N	13831 173RD AV NE
004	179590	0210	6/27/03	\$343,000	1440	620	8	1985	3	7475	N	N	14117 175TH AV NE
004	339620	0290	2/3/03	\$320,000	1440	400	8	1982	3	15472	N	N	17814 NE 136TH ST
004	179591	0340	4/21/03	\$368,000	1470	600	8	1986	3	7975	N	N	13843 176TH PL NE
004	179591	0340	4/23/03	\$368,000	1470	600	8	1986	3	7975	N	N	13843 176TH PL NE
004	232605	9021	3/18/04	\$795,000	1490	1490	8	1995	3	313632	Y	N	13244 WOODINVILLE-REDMOND RD NE
004	812120	0890	8/25/03	\$292,500	1520	0	8	1983	3	7622	N	N	13619 174TH AV NE
004	812120	0100	12/18/03	\$333,000	1530	930	8	1983	3	11990	N	N	13500 174TH AV NE
004	339620	0120	3/11/03	\$304,000	1540	0	8	1982	3	9219	N	N	13626 179TH AV NE
004	020080	0090	10/17/03	\$363,950	1560	520	8	1984	3	8189	N	N	17521 NE 138TH ST
004	339681	0200	9/27/04	\$320,000	1560	0	8	1986	3	10314	N	N	17225 NE 133RD PL
004	339681	0200	4/24/03	\$288,000	1560	0	8	1986	3	10314	N	N	17225 NE 133RD PL
004	812120	0370	9/17/04	\$395,000	1580	0	8	1983	5	8415	N	N	13830 173RD AV NE
004	339682	0110	8/14/03	\$325,000	1590	0	8	1987	4	7500	N	N	17661 NE 129TH PL
004	339680	0190	8/4/04	\$395,000	1620	0	8	1983	3	20550	N	N	17820 NE 131ST ST
004	812371	0020	4/6/04	\$329,450	1620	0	8	1984	3	9225	N	N	17120 NE 131ST PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	339681	0070	9/29/03	\$350,000	1670	440	8	1988	3	12350	N	N	13238 174TH AV NE
004	192606	9140	2/18/03	\$415,000	1720	1100	8	1981	4	36152	N	N	18407 NE 143RD PL
004	062670	0040	5/13/04	\$353,000	1730	850	8	1979	3	35000	N	N	14035 BEAR CREEK RD NE
004	179590	0510	7/22/03	\$335,000	1740	0	8	1985	4	7844	N	N	17432 NE 140TH PL
004	262605	9075	10/22/03	\$389,000	1740	870	8	1983	3	43124	N	N	12727 164TH AV NE
004	280220	0250	7/9/04	\$338,000	1760	0	8	1983	3	7507	N	N	13644 178TH AV NE
004	339620	0200	2/2/04	\$318,000	1770	0	8	1982	3	7962	N	N	13647 179TH AV NE
004	062671	0050	5/28/03	\$345,000	1800	0	8	1984	3	35609	N	N	19217 NE 140TH PL
004	339620	0100	8/12/04	\$408,000	1800	0	8	1982	3	14288	N	N	13614 179TH AV NE
004	339620	0210	4/8/03	\$309,900	1880	0	8	1982	3	8637	N	N	13641 179TH AV NE
004	570180	0170	4/21/04	\$403,950	1890	0	8	1984	3	46516	N	N	18108 NE 138TH PL
004	020080	0370	11/24/03	\$350,000	1930	0	8	1984	3	6930	N	N	17419 NE 137TH ST
004	812120	0540	10/12/04	\$392,500	1940	0	8	1982	3	7248	N	N	17303 NE 138TH ST
004	020080	0390	11/17/04	\$365,000	1950	0	8	1984	4	8143	N	N	17509 NE 137TH ST
004	812120	0490	3/20/03	\$338,000	1960	0	8	1983	4	10400	N	N	13813 173RD AV NE
004	252605	9046	4/5/04	\$399,950	1980	0	8	2004	3	6568	N	N	11663 179TH PL NE
004	252605	9092	2/23/04	\$399,950	1980	0	8	2004	3	6707	N	N	11664 179TH PL NE
004	339681	0220	8/7/03	\$340,000	1980	0	8	1987	3	8660	N	N	17239 NE 133RD PL
004	192606	9143	4/16/04	\$775,000	2000	1400	8	1980	4	99170	Y	N	18037 NE 143RD PL
004	020080	0130	6/25/04	\$355,000	2020	0	8	1984	3	6999	N	N	17512 NE 137TH ST
004	812371	0140	10/26/04	\$426,000	2040	0	8	1984	4	9446	N	N	16906 NE 131ST PL
004	280220	0100	8/11/03	\$335,000	2060	0	8	1983	3	8767	N	N	17717 NE 137TH CT
004	252605	9197	4/12/04	\$411,617	2070	0	8	2004	3	8438	N	N	11656 179TH PL NE
004	252605	9190	9/21/04	\$410,000	2070	0	8	2004	3	6554	N	N	11655 179TH PL NE
004	179591	0270	1/21/03	\$359,000	2080	0	8	1986	3	8187	N	N	13808 176TH PL NE
004	179590	0500	4/26/04	\$388,000	2090	0	8	1987	3	8806	N	N	14007 175TH PL NE
004	179592	0170	10/27/04	\$385,000	2090	0	8	1985	3	10658	N	N	14154 177TH AV NE
004	179592	0370	11/13/03	\$359,000	2090	0	8	1985	3	10543	N	N	14153 176TH AV NE
004	192606	9157	9/5/03	\$497,000	2090	0	8	1984	4	63780	N	N	14035 182ND AV NE
004	339680	0030	8/24/04	\$343,000	2090	0	8	1983	3	19566	N	N	12820 179TH AV NE
004	280220	0060	11/18/04	\$416,000	2100	0	8	1983	3	7206	N	N	13613 178TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	252605	9103	8/10/04	\$440,000	2110	0	8	1976	4	41382	N	N	12926 164TH AV NE
004	020080	0500	12/2/03	\$350,000	2130	0	8	1984	3	7659	N	N	17516 NE 138TH ST
004	179592	0090	11/25/03	\$365,000	2140	0	8	1986	3	6679	N	N	14112 177TH AV NE
004	812371	0190	1/14/04	\$390,000	2140	0	8	1983	4	9225	N	N	16917 NE 131ST PL
004	179590	0150	11/3/04	\$395,000	2160	0	8	1985	3	7914	N	N	14128 175TH AV NE
004	179590	0150	4/15/03	\$357,000	2160	0	8	1985	3	7914	N	N	14128 175TH AV NE
004	020080	0060	7/19/04	\$384,500	2170	0	8	1984	3	7253	N	N	17503 NE 138TH ST
004	179592	0140	11/23/04	\$349,200	2170	0	8	1985	3	8937	N	N	14138 177TH AV NE
004	262605	9068	9/10/03	\$380,000	2190	0	8	1975	3	35283	N	N	12809 164TH AV NE
004	252605	9195	12/15/03	\$409,950	2220	0	8	2004	3	15011	N	N	17890 NE 117TH CT
004	179590	0390	3/9/04	\$315,000	2220	0	8	1986	3	8342	N	N	17224 NE 141ST ST
004	179592	0480	8/12/03	\$370,000	2220	0	8	1986	3	7627	N	N	17527 NE 141ST ST
004	339682	0010	9/17/04	\$368,500	2220	0	8	1985	3	12056	Y	N	17731 NE 128TH PL
004	179591	0150	6/13/03	\$369,000	2230	160	8	1986	4	8898	N	N	13906 177TH PL NE
004	179592	0530	11/18/04	\$380,000	2230	0	8	1986	3	8627	N	N	17707 NE 141ST ST
004	564930	0140	8/20/03	\$365,000	2230	0	8	1981	3	34286	N	N	18033 NE 125TH ST
004	812120	0640	6/16/03	\$369,000	2230	0	8	1983	3	8248	N	N	13621 173RD PL NE
004	179592	0060	7/16/04	\$415,900	2240	0	8	1985	3	7532	N	N	14107 177TH CT NE
004	339681	0240	12/1/03	\$378,000	2260	0	8	1987	3	8541	N	N	13217 174TH AV NE
004	812120	0780	10/20/04	\$407,500	2280	0	8	1983	3	8696	N	N	17234 NE 134TH PL
004	071031	0260	8/13/03	\$460,000	2300	0	8	1997	3	30933	Y	N	13520 184TH AV NE
004	179591	0290	5/6/03	\$375,000	2310	0	8	1986	3	8867	N	N	13820 176TH PL NE
004	812120	0770	7/23/04	\$409,000	2310	0	8	1983	4	8158	N	N	13409 174TH AV NE
004	339682	0400	10/15/03	\$357,950	2320	0	8	1985	3	9950	N	N	17736 NE 128TH PL
004	179591	0130	5/17/04	\$390,000	2350	0	8	1985	3	9866	N	N	17716 NE 139TH CT
004	179591	0260	2/4/03	\$352,500	2350	0	8	1986	3	8812	N	N	13802 176TH PL NE
004	619240	0010	5/14/03	\$562,179	2370	570	8	2003	3	5765	N	N	11723 165TH PL NE
004	619240	0230	5/19/03	\$449,950	2370	0	8	2003	3	5400	N	N	11816 167TH PL NE
004	619241	0520	4/21/04	\$477,220	2370	0	8	2004	3	6570	N	N	12054 167TH PL NE
004	179590	0110	6/3/04	\$418,000	2390	0	8	1985	3	8396	N	N	17504 NE 141ST ST
004	179590	0350	5/2/03	\$375,000	2390	0	8	1986	3	11257	N	N	14151 174TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	192606	9131	9/24/04	\$550,000	2390	0	8	1983	3	163595	N	N	14435 186TH PL NE
004	812371	0290	10/21/03	\$363,000	2400	0	8	1984	4	9788	N	N	17127 NE 131ST PL
004	113730	0020	10/1/04	\$470,000	2430	0	8	1980	3	37125	N	N	18022 NE 154TH ST
004	192606	9138	6/17/03	\$645,000	2450	0	8	1988	4	231739	Y	N	18200 NE 143RD PL
004	339682	0390	8/5/03	\$369,950	2460	0	8	1985	4	7300	N	N	12832 177TH PL NE
004	727310	0133	9/18/03	\$520,000	2460	0	8	1989	3	87120	N	N	12226 180TH AV NE
004	339682	0280	7/9/03	\$400,000	2470	0	8	1984	4	8433	N	N	12935 177TH PL NE
004	564930	0010	12/27/04	\$420,000	2550	0	8	1983	4	34780	N	N	12729 179TH AV NE
004	564930	0010	4/25/03	\$387,500	2550	0	8	1983	4	34780	N	N	12729 179TH AV NE
004	570170	0030	6/19/03	\$525,000	2560	0	8	1982	3	42500	N	N	17405 NE 131ST ST
004	020080	0520	5/20/03	\$361,115	2580	0	8	1984	3	7934	N	N	17436 NE 138TH ST
004	773250	0300	5/21/04	\$415,000	2580	0	8	1984	3	8350	N	N	13903 178TH AV NE
004	339682	0030	8/2/04	\$390,000	2590	0	8	1985	3	12025	N	N	17649 NE 128TH PL
004	812120	0580	11/5/03	\$390,000	2620	0	8	1983	4	9909	N	N	17236 NE 137TH CT
004	339683	0370	8/17/04	\$415,000	2650	0	8	1986	3	12025	N	N	12913 176TH PL NE
004	252605	9049	11/18/04	\$600,000	2680	0	8	1977	3	65340	Y	N	11810 176TH AV NE
004	570180	0130	9/10/03	\$502,375	2690	0	8	1984	4	53988	N	N	18037 NE 138TH PL
004	619241	0740	8/4/04	\$468,947	2700	0	8	2004	3	4780	N	N	16709 NE 117TH ST
004	619241	0760	5/15/04	\$446,108	2700	0	8	2004	3	8810	N	N	16701 NE 117TH ST
004	179590	0780	8/27/04	\$432,000	2710	0	8	1984	4	7096	N	N	13821 175TH PL NE
004	113730	0030	10/21/04	\$504,000	2730	0	8	1980	3	37125	N	N	18102 NE 154TH ST
004	570180	0080	3/21/03	\$485,000	2730	0	8	1984	3	42479	N	N	13716 180TH AV NE
004	570180	0020	7/21/03	\$448,000	2730	0	8	1985	3	40870	N	N	18118 NE 136TH ST
004	619240	0500	4/9/04	\$579,462	2740	350	8	2004	3	8971	N	N	11711 167TH PL NE
004	570170	0400	9/3/03	\$475,000	2750	0	8	1981	3	35002	N	N	17601 NE 136TH ST
004	619241	0730	8/11/04	\$491,562	2780	0	8	2004	3	6312	N	N	16715 NE 117TH ST
004	619241	0750	6/21/04	\$448,950	2780	0	8	2004	3	4770	N	N	16705 NE 117TH ST
004	619240	0380	9/21/04	\$557,500	2830	0	8	2003	3	6000	N	N	16538 NE 117TH WY
004	619240	0320	1/27/04	\$524,950	2830	0	8	2003	3	5600	N	N	16551 NE 118TH WY
004	619240	0380	3/14/03	\$510,000	2830	0	8	2003	3	6000	N	N	16538 NE 117TH WY
004	619240	0550	1/22/04	\$500,064	2850	0	8	2004	3	7244	N	N	16607 NE 117TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	619240	0070	11/17/04	\$680,153	2910	800	8	2004	3	5775	N	N	11921 165TH PL NE
004	619240	0050	3/16/04	\$619,950	2910	800	8	2004	3	5200	N	N	11815 165TH PL NE
004	619240	0020	6/12/03	\$570,445	2910	800	8	2003	3	6339	N	N	11727 165TH PL NE
004	619241	0600	5/25/04	\$497,950	2910	0	8	2004	3	5400	N	N	11838 167TH PL NE
004	619240	0210	3/4/04	\$586,850	2920	0	8	2004	3	6647	N	N	16634 NE 118TH WY
004	619240	0360	5/24/04	\$525,000	2920	0	8	2003	3	7296	N	N	16526 NE 117TH WY
004	619240	0360	8/15/03	\$493,950	2920	0	8	2003	3	7296	N	N	16526 NE 117TH WY
004	619240	0310	2/10/03	\$530,765	2920	0	8	2003	3	5600	N	N	16555 NE 118TH WY
004	179592	0210	3/17/04	\$440,000	2920	0	8	1985	3	7890	N	N	14145 177TH AV NE
004	619240	0040	11/12/03	\$595,950	2940	840	8	2003	3	5527	N	N	11811 165TH PL NE
004	619240	0030	8/7/03	\$600,950	2990	640	8	2003	3	6484	N	N	11807 165TH PL NE
004	619240	0240	4/10/03	\$499,950	2990	0	8	2003	3	5784	N	N	11812 167TH PL NE
004	619241	0590	7/28/04	\$526,950	2990	0	8	2004	3	5400	N	N	11924 167TH PL NE
004	192606	9133	7/31/03	\$490,000	3000	1290	8	1989	3	60112	N	N	18418 NE 143RD PL
004	619240	0060	9/14/04	\$673,852	3030	1120	8	2004	3	5642	N	N	11819 165TH PL NE
004	339682	0150	11/19/04	\$468,500	3040	0	8	1984	3	8111	N	N	17645 NE 129TH PL
004	619240	0220	2/19/04	\$499,365	3060	0	8	2004	3	5400	N	N	11820 167TH PL NE
004	619240	0530	11/29/04	\$571,680	3120	0	8	2004	3	10615	N	N	11651 167TH PL NE
004	619240	0410	6/22/04	\$548,480	3120	0	8	2004	3	8853	N	N	11719 167TH PL NE
004	619240	0350	2/25/03	\$558,825	3120	0	8	2003	3	8759	N	N	11720 165TH PL NE
004	619240	0280	5/12/04	\$531,684	3120	0	8	2004	3	7065	N	N	16633 NE 118TH WY
004	619240	0460	4/2/03	\$504,878	3120	0	8	2003	3	7074	N	N	16531 NE 117TH WY
004	619241	0510	6/25/04	\$532,550	3140	0	8	2004	3	6608	N	N	12066 167TH PL NE
004	062671	0210	4/7/04	\$512,500	3540	0	8	1983	4	35660	N	N	19122 NE 141ST ST
004	564930	0410	6/1/04	\$537,000	1800	860	9	1981	4	41400	N	N	18210 NE 125TH ST
004	429830	0140	10/7/03	\$485,000	2240	0	9	1989	3	37013	N	N	14309 189TH WY NE
004	382531	0540	9/9/04	\$544,950	2260	0	9	2004	3	5172	N	N	15832 NE 117TH ST
004	382531	0410	9/30/04	\$534,950	2260	0	9	2004	3	5129	N	N	11832 158TH AV NE
004	113731	0070	9/3/03	\$428,000	2270	0	9	1984	3	41817	N	N	15113 184TH PL NE
004	382531	0350	5/10/04	\$524,950	2340	0	9	2004	3	5346	N	N	15774 NE 120TH WY
004	113730	1770	6/23/03	\$418,000	2350	0	9	1985	3	39690	N	N	14515 186TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	382531	0450	12/12/03	\$505,000	2400	0	9	2003	3	4857	N	N	11766 158TH AV NE
004	071031	0080	12/2/03	\$507,000	2430	1260	9	1987	3	35374	N	N	13326 186TH AV NE
004	071051	0090	8/24/04	\$531,000	2460	0	9	1995	3	44389	N	N	18205 NE 133RD ST
004	382531	0130	8/30/04	\$614,950	2470	690	9	2004	3	9571	N	N	11719 157TH AV NE
004	071050	0020	2/12/03	\$430,000	2520	0	9	1984	3	35002	N	N	13515 184TH AV NE
004	382531	0420	8/11/04	\$552,700	2590	0	9	2004	3	4951	N	N	11828 158TH AV NE
004	773250	0200	4/29/03	\$435,000	2600	0	9	1987	4	15000	N	N	14107 180TH AV NE
004	113730	0750	3/24/03	\$430,000	2630	0	9	1985	3	33714	N	N	15312 181ST AV NE
004	382531	0460	8/29/03	\$529,000	2640	0	9	2003	3	5162	N	N	11764 158TH AV NE
004	382531	0430	6/25/04	\$549,950	2640	0	9	2004	3	5014	N	N	11824 158TH AV NE
004	382531	0370	3/19/04	\$542,950	2640	0	9	2004	3	5759	N	N	11928 158TH AV NE
004	773250	0120	2/12/03	\$440,000	2640	0	9	1985	3	15000	N	N	17517 NE 142ND ST
004	382531	0120	9/28/04	\$649,950	2650	860	9	2004	3	9559	N	N	11715 157TH AV NE
004	382531	0400	8/22/03	\$554,200	2660	0	9	2003	3	5350	N	N	11836 158TH AV NE
004	382531	0360	4/3/03	\$549,800	2660	0	9	2003	3	5999	N	N	11932 158TH AV NE
004	382531	0150	11/6/03	\$699,950	2690	1250	9	2003	3	9113	N	N	11807 157TH AV NE
004	382531	1170	12/27/04	\$579,950	2700	0	9	2004	3	5247	N	N	15851 NE 117TH ST
004	382531	0520	8/14/03	\$546,250	2700	0	9	2001	3	5567	N	N	15824 NE 117TH ST
004	113730	1850	8/19/03	\$453,500	2700	0	9	1985	3	31610	N	N	18622 NE 145TH PL
004	113731	0210	12/13/04	\$487,000	2710	0	9	1980	3	37026	N	N	19011 NE 146TH WY
004	619240	0330	1/23/04	\$555,950	2740	350	9	2003	3	5760	N	N	16547 NE 118TH WY
004	619240	0450	11/7/03	\$567,833	2740	350	9	2003	3	5600	N	N	16537 NE 117TH WY
004	619240	0180	10/7/04	\$596,950	2740	350	9	2004	3	5600	N	N	16556 NE 118TH WY
004	619240	0300	1/13/03	\$574,938	2740	0	9	2003	3	5600	N	N	16559 NE 118TH WY
004	619240	0390	3/14/03	\$542,400	2740	350	9	2003	3	6000	N	N	16616 NE 117TH WY
004	619241	0030	11/15/04	\$599,969	2740	350	9	2004	3	5760	N	N	16635 NE 119TH WY
004	113730	0380	7/27/04	\$498,500	2740	0	9	1984	3	33228	N	N	15116 184TH PL NE
004	113730	1760	1/9/04	\$460,000	2760	0	9	1984	3	45302	N	N	14527 186TH PL NE
004	382531	0140	11/11/03	\$643,612	2770	1420	9	2003	3	9285	N	N	11803 157TH AV NE
004	429830	0030	10/19/04	\$540,000	2770	0	9	1988	3	36041	N	N	14332 189TH WY NE
004	382531	1200	7/22/03	\$499,000	2780	0	9	2002	3	5211	N	N	15827 NE 117TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	113730	0690	9/22/03	\$440,000	2820	0	9	1984	3	33750	N	N	15347 182ND PL NE
004	113730	0160	3/18/04	\$445,000	2830	0	9	1985	3	33798	N	N	15327 185TH AV NE
004	934870	0010	5/7/04	\$674,950	2850	0	9	2003	3	7546	N	N	17401 NE 116TH WY
004	113730	1030	9/27/04	\$498,950	2850	0	9	1982	3	26250	N	N	18018 NE 146TH WY
004	934870	0030	2/11/04	\$614,950	2870	0	9	2003	3	8579	N	N	17409 NE 116TH WY
004	570170	0210	5/16/03	\$573,800	2870	0	9	1981	3	35006	N	N	17606 NE 133RD ST
004	773250	0220	9/28/04	\$589,000	2870	0	9	1984	4	15000	N	N	14023 180TH AV NE
004	382531	0040	5/11/04	\$609,735	2910	0	9	2004	3	8536	N	N	15719 NE 117TH ST
004	382531	0070	2/24/04	\$589,950	2910	0	9	2004	3	9321	N	N	15707 NE 117TH ST
004	382531	0010	9/11/03	\$589,000	2910	0	9	2003	3	10262	N	N	15731 NE 117TH ST
004	619240	0340	10/6/03	\$592,622	2920	0	9	2003	3	9447	N	N	16543 NE 118TH WY
004	619240	0290	8/17/04	\$561,909	2920	0	9	2004	3	5600	N	N	16627 NE 118TH WY
004	619240	0520	9/3/03	\$598,403	2920	0	9	2003	3	7998	N	N	11655 167TH PL NE
004	619240	0370	4/28/03	\$545,450	2920	0	9	2003	3	6003	N	N	16532 NE 117TH WY
004	382531	0610	6/18/04	\$649,950	2930	0	9	2004	3	8056	N	N	11702 157TH AV NE
004	382531	0060	4/6/04	\$627,950	2930	0	9	2004	3	9490	N	N	15711 NE 117TH ST
004	382531	0660	8/29/03	\$595,000	2930	0	9	2003	3	8049	N	N	11804 157TH AV NE
004	619240	0260	5/19/03	\$467,000	2940	0	9	2002	3	5070	N	N	11726 167TH PL NE
004	382531	0380	2/17/04	\$568,950	2970	0	9	2004	3	7227	N	N	11924 158TH AV NE
004	382531	0480	2/19/03	\$539,800	2980	0	9	2001	3	5297	N	N	11756 158TH AV NE
004	113730	1460	9/20/04	\$440,000	2990	0	9	1983	3	38293	N	N	14620 189TH AV NE
004	429830	0090	11/3/03	\$520,000	3060	0	9	1989	3	36171	N	N	14349 189TH WY NE
004	619240	0420	12/8/03	\$509,200	3110	0	9	2003	3	5693	N	N	16623 NE 117TH WY
004	382531	1020	7/28/04	\$649,950	3120	0	9	2004	3	7303	N	N	11742 158TH PL NE
004	619240	0560	1/13/03	\$474,950	3120	0	9	2003	3	7595	N	N	16515 NE 117TH CT
004	252605	9158	6/30/03	\$569,000	3150	0	9	1983	4	43010	N	N	12506 172ND AV NE
004	934870	0040	10/21/04	\$729,950	3160	700	9	2004	3	7307	N	N	11662 175TH PL NE
004	344350	0130	12/10/03	\$575,500	3180	0	9	1981	4	32300	N	N	14614 BEAR CREEK LN NE
004	382531	0650	7/21/03	\$581,100	3210	0	9	2003	3	7654	N	N	11720 157TH AV NE
004	192606	9139	12/22/03	\$620,000	3240	700	9	1980	3	114998	Y	N	18110 NE 143RD PL
004	382531	0600	8/16/04	\$686,950	3278	850	9	2004	3	8712	N	N	15714 NE 117TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	934870	0020	3/19/04	\$620,000	3280	0	9	2003	3	6845	N	N	17405 NE 116TH WY
004	302606	9090	2/11/03	\$535,000	3360	0	9	1989	3	81021	N	N	13112 184TH AV NE
004	382531	0340	7/14/03	\$554,000	3370	0	9	2003	3	6091	N	N	15770 NE 120TH WY
004	382531	0630	12/10/04	\$664,950	3380	0	9	2004	3	7630	N	N	11710 157TH AV NE
004	564930	0180	5/11/04	\$649,000	3470	0	9	1992	3	35100	N	N	18203 NE 125TH ST
004	382531	0810	7/9/04	\$614,950	3480	0	9	2004	3	9041	N	N	11929 158TH AV NE
004	382531	0950	4/24/03	\$600,000	3490	0	9	2001	3	7000	N	N	15809 NE 117TH WY
004	185300	0060	12/1/03	\$495,000	3490	0	9	1989	3	35000	N	N	14203 192ND AV NE
004	382531	0910	8/24/04	\$725,000	3540	0	9	2004	3	7838	N	N	11741 158TH PL NE
004	185300	0030	9/11/03	\$510,000	3550	0	9	1989	3	32807	N	N	14227 192ND AV NE
004	113730	1010	6/2/04	\$599,950	3570	0	9	1981	4	29400	N	N	14605 181ST PL NE
004	382531	0680	10/21/04	\$714,535	3590	0	9	2004	3	7683	N	N	11812 157TH AV NE
004	382531	0050	4/7/04	\$679,950	3630	0	9	2004	3	8625	N	N	15715 NE 117TH ST
004	382531	1000	6/7/04	\$645,000	3690	0	9	2004	3	6574	N	N	11750 158TH PL NE
004	382531	0940	11/11/03	\$622,950	3690	0	9	2003	3	7183	N	N	15805 NE 117TH WY
004	382531	0030	9/14/04	\$649,950	3720	0	9	2004	3	8181	N	N	15723 NE 117TH ST
004	382531	0930	2/25/03	\$687,000	3780	0	9	2003	3	10331	N	N	15801 NE 117TH WY
004	382531	0850	10/28/03	\$667,700	3780	0	9	2003	3	8057	N	N	15822 NE 118TH WY
004	382531	0960	11/3/03	\$643,055	3780	0	9	2003	3	7452	N	N	15815 NE 117TH WY
004	382531	0920	2/19/03	\$661,944	4050	0	9	2003	3	9699	N	N	11737 158TH PL NE
004	382531	0670	10/13/03	\$659,950	4050	0	9	2003	3	8415	N	N	11808 157TH AV NE
004	570170	0580	4/23/03	\$625,000	4450	0	9	1981	4	55824	N	N	17226 NE 131ST ST
004	192606	9203	6/23/04	\$1,200,000	5160	2000	9	1999	3	138956	N	N	18362 NE 143RD PL
004	773250	0930	11/21/03	\$497,500	2260	0	10	1984	5	37983	N	N	17215 NE 144TH ST
004	812355	0180	6/26/03	\$523,200	2420	0	10	1984	3	35056	N	N	17006 NE 124TH ST
004	934870	0410	12/22/03	\$730,000	2670	800	10	2003	3	6511	N	N	11752 174TH PL NE
004	418800	0610	12/12/03	\$630,000	2740	0	10	1984	3	27075	N	N	17014 NE 133RD ST
004	934870	0570	6/10/04	\$679,950	2760	0	10	2003	3	6543	N	N	11749 175TH PL NE
004	418800	0320	11/20/03	\$630,000	2800	0	10	1985	3	20072	N	N	13611 171ST AV NE
004	219570	0040	6/24/04	\$618,500	2830	0	10	1988	3	55864	N	N	17822 NE 154TH ST
004	262605	9021	6/30/04	\$670,000	2900	0	10	1978	3	87120	N	N	16210 NE 116TH ST

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Area 72
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	773250	1050	8/13/03	\$605,000	3030	0	10	1985	4	35588	N	N	14307 173RD PL NE
004	219570	0240	5/20/04	\$520,000	3060	0	10	1989	3	36935	N	N	17801 NE 154TH ST
004	934870	0500	9/24/04	\$689,950	3070	0	10	2003	3	7467	N	N	17406 NE 116TH WY
004	262605	9090	12/3/04	\$650,000	3080	0	10	1989	3	44050	N	N	16229 NE 130TH ST
004	418800	0200	9/29/03	\$621,500	3110	0	10	1986	3	33682	N	N	17016 NE 139TH ST
004	418800	0110	1/27/04	\$585,000	3110	0	10	1987	3	29889	N	N	17110 NE 138TH ST
004	934870	0560	6/18/04	\$695,950	3120	0	10	2003	3	6978	N	N	11745 175TH PL NE
004	111575	0080	8/3/04	\$634,900	3140	0	10	1985	3	35000	N	N	13409 168TH AV NE
004	252605	9192	4/24/04	\$644,000	3150	0	10	2004	3	6496	N	N	11679 179TH PL NE
004	934870	0580	5/27/04	\$657,950	3160	0	10	2003	3	7454	N	N	11753 175TH PL NE
004	934870	0520	3/5/04	\$633,196	3160	0	10	2003	3	8021	N	N	11661 175TH PL NE
004	252605	9193	4/25/04	\$649,000	3210	0	10	2004	3	7024	N	N	11687 179TH PL NE
004	252605	9198	12/29/03	\$649,000	3210	0	10	2004	3	7639	N	N	11672 179TH PL NE
004	418800	0130	7/22/03	\$682,500	3230	0	10	1986	3	33724	N	N	13826 171ST AV NE
004	186200	0240	7/23/03	\$669,000	3240	0	10	1988	4	31500	N	N	16904 NE 128TH ST
004	773250	0920	4/8/03	\$665,000	3240	0	10	1985	3	35100	N	N	14350 172ND AV NE
004	219570	0070	12/2/03	\$569,950	3260	0	10	1988	3	96588	N	N	15433 178TH AV NE
004	185300	0110	4/8/04	\$615,000	3270	0	10	1989	3	31456	N	N	14236 192ND AV NE
004	186200	0120	10/21/03	\$558,387	3270	0	10	1989	3	43080	N	N	17015 NE 129TH CT
004	934870	0550	6/11/04	\$660,000	3280	0	10	2003	3	8712	N	N	11741 175TH PL NE
004	934870	0530	4/12/04	\$670,950	3290	0	10	2003	3	7718	N	N	11665 175TH PL NE
004	934870	0480	11/21/03	\$659,125	3290	0	10	2003	3	8147	N	N	11660 174TH PL NE
004	252605	9075	4/21/04	\$710,000	3300	0	10	1983	4	49222	N	N	17249 NE 125TH ST
004	773250	0830	5/2/03	\$650,000	3300	0	10	1985	3	49989	N	N	14407 172ND AV NE
004	252605	9191	6/29/04	\$664,000	3310	0	10	2004	3	6496	N	N	11671 179TH PL NE
004	185300	0070	8/18/03	\$568,500	3310	0	10	1989	4	31928	N	N	14200 192ND AV NE
004	664120	0060	7/6/04	\$711,000	3350	0	10	1994	3	36338	N	N	13430 179TH AV NE
004	252605	9160	5/18/04	\$629,000	3370	0	10	1984	3	37158	N	N	12408 172ND AV NE
004	185300	0320	10/11/04	\$650,000	3390	0	10	1989	4	34198	N	N	19458 NE 143RD PL
004	934870	0510	3/9/04	\$629,150	3440	0	10	2003	3	7705	N	N	17410 NE 116TH WY
004	132605	9182	7/2/04	\$985,000	3440	2160	10	1988	3	107157	N	N	14630 178TH AV NE

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Area 72
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	252605	9200	5/10/04	\$699,000	3520	0	10	2004	3	7639	N	N	11688 179TH PL NE
004	252605	9199	2/6/04	\$689,000	3520	0	10	2004	3	7639	N	N	11680 179TH PL NE
004	252605	9201	4/5/04	\$694,000	3522	0	10	2004	3	7643	N	N	11696 179TH PL NE
004	934870	0590	12/10/04	\$749,950	3540	0	10	2003	3	6873	N	N	11757 175TH PL NE
004	934870	0490	12/22/03	\$669,950	3540	0	10	2003	3	9349	N	N	17402 NE 116TH WY
004	934870	0540	4/1/04	\$667,950	3540	0	10	2003	3	7331	N	N	11737 175TH PL NE
004	812355	0070	4/17/04	\$670,000	3550	0	10	1984	3	40456	N	N	17104 NE 126TH PL
004	192606	9136	3/13/03	\$684,500	3580	400	10	1984	3	233917	Y	N	18242 NE 143RD PL
004	186200	0110	6/17/03	\$640,000	3590	720	10	1989	4	35005	N	N	17020 NE 129TH CT
004	111575	0050	9/22/04	\$720,000	3760	0	10	1984	3	35002	N	N	13233 168TH AV NE
004	111576	0120	8/20/03	\$772,500	4120	0	10	1985	4	36857	N	N	16506 NE 132ND ST
004	115260	0210	6/20/03	\$520,000	2130	770	11	1986	3	36483	N	N	15016 191ST AV NE
004	294400	0160	11/8/04	\$755,000	2890	0	11	1987	3	26304	N	N	15737 NE 134TH ST
004	219570	0120	12/5/03	\$594,000	2970	400	11	1990	3	35314	N	N	17606 NE 152ND ST
004	115260	0290	2/14/03	\$685,000	3000	0	11	1984	3	35306	N	N	15316 189TH AV NE
004	329320	0070	4/27/04	\$618,950	3070	460	11	1988	3	62854	N	N	12922 182ND AV NE
004	186200	0230	1/26/04	\$675,000	3160	0	11	1987	3	33699	N	N	16832 NE 128TH ST
004	235501	0040	7/15/04	\$668,000	3170	0	11	1995	3	8346	N	N	12505 177TH AV NE
004	235501	0120	2/12/03	\$630,000	3200	0	11	1995	3	11612	N	N	12516 177TH AV NE
004	142413	0150	7/12/04	\$706,000	3250	0	11	1995	3	28525	N	N	13910 186TH AV NE
004	142413	0100	8/18/04	\$758,000	3320	0	11	1995	3	61855	Y	N	18629 NE 139TH ST
004	142413	0190	6/21/04	\$705,000	3480	0	11	1994	3	24751	N	N	13901 186TH AV NE
004	294401	0260	8/18/04	\$765,000	3510	0	11	1987	3	19700	N	N	13319 160TH AV NE
004	294400	0280	10/21/03	\$670,000	3550	0	11	1987	3	24754	N	N	13303 157TH AV NE
004	186200	0210	5/21/03	\$809,500	3610	0	11	1990	3	33513	N	N	16801 NE 128TH ST
004	142413	0060	8/28/03	\$644,500	3623	0	11	1996	3	21851	N	N	18603 NE 139TH ST
004	186200	0330	12/7/04	\$662,500	3630	0	11	1988	3	29745	N	N	12919 169TH AV NE
004	957805	0230	11/12/04	\$841,252	3640	0	11	1990	3	39304	N	N	12848 173RD CT NE
004	294401	0110	3/26/04	\$825,000	3700	0	11	1988	3	21335	N	N	13524 157TH CT NE
004	185300	0560	6/26/03	\$690,000	3720	0	11	1989	3	35107	N	N	19526 NE 143RD ST
004	294400	0170	7/29/04	\$847,500	3760	0	11	1987	3	29224	N	N	15736 NE 134TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	185300	0360	6/21/04	\$750,000	3770	0	11	1988	3	29056	N	N	19402 NE 143RD PL
004	329340	0030	5/14/03	\$727,500	3800	0	11	1995	3	31839	N	N	18043 NE 132ND ST
004	115260	0250	3/16/04	\$724,576	3810	0	11	1984	3	42508	N	N	18918 NE 150TH ST
004	294401	0250	7/14/03	\$880,000	3850	0	11	1987	3	19700	N	N	13329 160TH AV NE
004	294400	0110	8/27/03	\$749,500	3860	0	11	1986	3	21696	N	N	13328 157TH AV NE
004	186200	0070	9/23/04	\$705,000	3910	0	11	1988	5	35001	N	N	17007 NE 130TH ST
004	294400	0100	5/22/03	\$860,000	3930	0	11	1987	3	21016	N	N	13304 157TH AV NE
004	294401	0210	12/10/03	\$800,000	3930	0	11	1987	3	21894	N	N	15905 NE 135TH ST
004	294401	0060	3/10/04	\$845,000	3940	0	11	1987	3	20000	N	N	15814 NE 135TH ST
004	185300	0520	12/3/03	\$700,000	3950	0	11	1988	3	41990	N	N	19500 NE 143RD ST
004	115260	0580	1/21/03	\$640,000	3980	0	11	1985	3	35514	N	N	19133 NE 151ST ST
004	329320	0080	5/17/03	\$825,000	4000	880	11	1991	3	65370	N	N	12930 182ND AV NE
004	683880	0120	9/27/04	\$950,000	4020	0	11	2004	3	33442	N	N	19240 NE 149TH ST
004	294401	0070	7/24/03	\$835,000	4030	0	11	1987	3	19743	N	N	15804 NE 135TH ST
004	115260	0260	9/13/04	\$722,000	4080	0	11	1984	3	35088	N	N	18902 NE 150TH ST
004	242605	9139	12/14/04	\$764,950	4140	0	11	1996	3	34979	N	N	14246 180TH AV NE
004	329320	0050	2/11/03	\$775,000	4250	1000	11	1990	3	56706	N	N	12906 182ND AV NE
004	664120	0030	5/8/03	\$805,000	4330	0	11	1994	4	47883	N	N	13439 179TH AV NE
004	329320	0200	8/25/04	\$801,000	4350	0	11	1989	3	44763	N	N	18106 NE 129TH PL
004	957805	0260	4/29/04	\$945,000	4360	0	11	1990	3	38214	N	N	17343 NE 129TH ST
004	115260	0010	8/20/03	\$688,500	4380	0	11	1985	3	30488	N	N	15431 192ND CT NE
004	294401	0230	4/15/04	\$969,000	4380	0	11	1987	3	19700	N	N	13415 160TH AV NE
004	294401	0160	11/19/04	\$705,000	4380	0	11	1988	3	16184	N	N	13501 157TH CT NE
004	294401	0190	6/19/03	\$975,000	4580	0	11	1987	3	19904	N	N	15813 NE 135TH ST
004	957805	0340	4/11/03	\$885,000	5320	0	11	1990	3	35184	N	N	17336 NE 129TH ST
004	294401	0220	7/29/03	\$990,000	5400	0	11	1987	3	23320	N	N	15921 NE 135TH ST
004	957805	0100	9/30/03	\$875,000	4280	0	12	1990	3	35103	N	N	17420 NE 126TH PL
004	957805	0030	5/22/03	\$1,225,000	4350	0	12	1989	3	37688	N	N	17239 NE 126TH PL
004	252605	9171	7/23/04	\$935,000	4490	0	12	1985	4	48597	N	N	13110 167TH AV NE
004	252605	9006	3/15/04	\$1,150,000	4650	0	12	1985	4	54814	N	N	12926 167TH AV NE
004	252605	9167	4/13/04	\$1,013,000	4440	0	13	1985	3	70104	N	N	12927 167TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	957805	0190	4/1/03	\$1,200,000	5720	0	13	1989	3	35219	N	N	17214 NE 126TH PL
004	683880	0090	8/11/03	\$1,450,000	7020	0	13	1990	3	40001	N	N	19262 NE 149TH ST
009	062510	0067	5/2/03	\$275,000	1060	0	6	1933	5	43608	N	N	20326 NE 133RD ST
009	172606	9208	10/12/04	\$376,000	1820	0	7	1983	3	39200	N	N	20011 NE 148TH ST
009	292606	9096	8/27/04	\$499,000	2290	0	7	1980	3	226947	N	N	12924 206TH AV NE
009	062610	0021	1/21/03	\$395,000	1910	1320	8	1979	3	70413	N	N	13329 208TH AV NE
009	202606	9040	11/15/04	\$429,950	1990	500	8	1974	3	67953	N	N	14030 BEAR CREEK RD NE
009	062510	0049	4/9/04	\$381,000	2160	0	8	1993	3	40790	N	N	20015 NE 133RD ST
009	302606	9063	10/28/03	\$430,000	2420	0	8	1962	3	64033	N	N	12428 AVONDALE RD NE
009	192606	9201	3/31/04	\$634,730	3363	0	8	1996	3	38002	N	N	19050 NE 133RD CT
009	192606	9065	8/28/03	\$700,000	3960	0	8	1983	3	149010	N	N	19040 NE 133RD CT
009	062410	0530	1/2/03	\$475,000	1900	1660	9	1983	3	13498	N	N	14227 209TH AV NE
009	062510	0048	5/18/04	\$415,000	2130	0	9	1990	3	44090	N	N	20027 NE 133RD ST
009	062410	0900	9/17/04	\$430,000	2320	0	9	1984	3	12000	N	N	20713 NE 142ND ST
009	192606	9074	12/22/03	\$427,500	2370	0	9	1987	3	63162	N	N	19020 NE 132ND ST
009	062410	0820	5/1/03	\$457,500	2550	0	9	1984	3	12233	N	N	14216 209TH AV NE
009	405450	0280	10/12/04	\$635,000	2810	0	9	1987	3	45719	N	N	22604 NE 140TH WY
009	405456	0150	6/3/04	\$640,000	3060	0	9	1995	3	35181	N	N	22632 NE 143RD CT
009	062411	0320	4/22/04	\$610,000	3160	0	9	1987	3	19445	N	N	13940 209TH AV NE
009	212606	9114	5/11/04	\$710,000	3530	0	9	1999	3	50676	N	N	13210 218TH AV NE
009	062410	0780	9/29/03	\$485,000	2340	0	10	1988	3	12030	N	N	14232 209TH AV NE
009	062410	0990	2/26/03	\$519,000	2420	0	10	1984	3	12000	N	N	14116 205TH AV NE
009	405456	0080	7/13/04	\$655,000	2460	0	10	1996	3	61510	N	N	14300 227TH AV NE
009	405450	0340	8/26/04	\$710,000	2730	0	10	1987	3	54992	N	N	14020 221ST AV NE
009	212606	9101	7/23/03	\$690,000	2800	0	10	1995	3	54450	N	N	21219 NE 132ND CT
009	062411	0790	6/11/03	\$570,000	2860	0	10	1985	3	14686	Y	N	13841 209TH AV NE
009	405453	0010	2/23/04	\$640,000	2890	0	10	1993	3	44552	N	N	21817 NE 137TH ST
009	062410	0710	6/11/03	\$499,000	2910	0	10	1984	3	12000	N	N	14260 209TH AV NE
009	062410	0010	10/5/04	\$530,000	2930	0	10	1983	3	19900	N	N	13905 205TH AV NE
009	405456	0140	3/8/04	\$613,500	2950	0	10	1995	3	35108	N	N	22629 NE 144TH CT
009	062410	1100	9/3/03	\$583,000	2980	0	10	1983	4	13050	N	N	13930 205TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	062410	1080	7/15/03	\$637,000	3010	0	10	1984	3	13477	N	N	14002 205TH AV NE
009	062410	0160	12/7/04	\$602,500	3030	0	10	1984	3	12081	N	N	14121 205TH AV NE
009	405456	0220	7/17/03	\$649,950	3030	0	10	1995	3	31169	N	N	14235 227TH AV NE
009	062410	0580	3/3/04	\$565,000	3040	0	10	1990	3	13860	N	N	14247 209TH AV NE
009	168580	0150	3/18/04	\$620,000	3050	0	10	1997	3	21231	N	N	21432 NE 143RD ST
009	168580	0070	2/11/03	\$601,800	3070	0	10	1995	3	28902	N	N	14247 214TH WY NE
009	405454	0060	12/9/04	\$640,000	3100	0	10	1994	3	37343	N	N	14328 221ST AV NE
009	405450	0010	6/21/04	\$640,000	3120	0	10	1987	3	45884	N	N	13414 218TH AV NE
009	168580	0060	3/2/04	\$656,000	3160	0	10	1995	3	19736	N	N	14251 214TH WY NE
009	168580	0180	9/28/04	\$685,000	3280	0	10	1999	3	18532	N	N	21419 NE 143RD ST
009	405450	0120	5/7/04	\$649,000	3290	0	10	1989	3	42231	N	N	22129 NE 140TH WY
009	168581	0050	7/24/03	\$610,000	3310	0	10	1999	3	18180	N	N	21459 NE 143RD ST
009	168580	0130	5/5/03	\$659,950	3340	0	10	1996	3	20418	N	N	14310 214TH WY NE
009	405456	0200	6/14/04	\$715,000	3370	0	10	1995	3	33947	N	N	22617 NE 143RD CT
009	405452	0110	7/22/03	\$639,950	3500	0	10	1992	3	66417	N	N	21531 NE 144TH PL
009	405456	0020	7/22/04	\$759,950	3555	0	10	1995	3	34342	N	N	14130 227TH AV NE
009	062410	0100	2/18/04	\$625,000	3560	640	10	1983	3	13401	N	N	14025 205TH AV NE
009	062410	0350	5/7/04	\$726,500	3590	0	10	1983	3	12034	N	N	14240 207TH PL NE
009	062411	0270	7/29/03	\$739,950	3760	0	10	1990	3	17112	Y	N	20918 NE 140TH CT
009	405453	0380	3/24/04	\$770,000	3840	0	10	1996	3	38150	N	N	21724 NE 138TH ST
009	192606	9027	8/14/03	\$750,000	3900	0	10	1999	3	47592	N	N	19043 NE 133RD CT
009	062410	0210	6/26/03	\$690,000	4030	0	10	1983	3	12192	N	N	14209 206TH PL NE
009	405453	0360	2/17/04	\$788,250	4130	0	10	1997	3	32782	N	N	21723 NE 139TH ST
009	302606	9099	7/28/03	\$760,000	4270	0	10	1997	3	89733	N	N	19112 NE 130TH ST
009	770196	0500	9/3/03	\$629,000	3080	0	11	1990	3	18875	N	N	12733 197TH PL NE
009	770196	0380	12/18/03	\$775,000	3120	0	11	1990	3	45211	N	N	19601 NE 129TH WY
009	062411	0900	8/25/03	\$575,000	3140	0	11	1986	3	14825	Y	N	20825 NE 141ST ST
009	062412	0050	5/10/04	\$704,000	3150	0	11	1989	3	30291	N	N	13808 212TH DR NE
009	062411	0280	12/3/04	\$724,900	3180	0	11	1989	3	17990	Y	N	20922 NE 140TH CT
009	405452	0230	2/2/03	\$700,000	3190	0	11	1990	3	39663	N	N	14031 216TH WY NE
009	770196	0650	11/17/04	\$675,000	3230	0	11	1990	3	23305	N	N	19615 NE 125TH CT

Improved Sales Used in this Annual Update Analysis
Area 72
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	770196	0550	9/21/04	\$670,000	3230	0	11	1990	3	18774	N	N	12621 197TH PL NE
009	770196	0090	3/4/04	\$625,000	3250	0	11	1990	3	18225	N	N	12939 196TH CT NE
009	202606	9042	2/9/04	\$665,000	3310	0	11	1990	3	47916	N	N	13323 211TH PL NE
009	770196	0940	9/24/03	\$712,500	3320	0	11	1990	3	22336	N	N	19854 NE 128TH CT
009	770196	1140	10/1/03	\$640,000	3340	0	11	1990	3	18135	N	N	12517 197TH CT NE
009	770196	1240	4/30/04	\$627,000	3390	0	11	1992	3	16744	N	N	19755 NE 127TH PL
009	770196	0960	11/10/04	\$658,000	3410	0	11	1989	3	22952	N	N	19855 NE 128TH CT
009	062411	0370	8/25/03	\$640,000	3440	0	11	1988	3	14485	N	N	13850 209TH AV NE
009	405450	0500	5/4/04	\$850,000	3470	0	11	1987	3	72555	N	N	21828 NE 140TH WY
009	062411	0350	11/1/04	\$735,000	3490	0	11	1988	3	37588	Y	N	13914 209TH AV NE
009	062411	0350	9/17/03	\$660,500	3490	0	11	1988	3	37588	Y	N	13914 209TH AV NE
009	062412	0100	4/9/04	\$720,000	3520	0	11	1988	3	25129	N	N	14024 212TH DR NE
009	770196	0410	8/24/04	\$720,000	3630	0	11	1991	3	19164	N	N	19627 NE 129TH WY
009	770196	0140	5/11/04	\$710,000	3670	0	11	1990	3	14190	N	N	12940 195TH PL NE
009	770196	0260	7/21/03	\$715,000	3670	0	11	1993	3	18144	N	N	12933 193RD CT NE
009	062411	0670	5/6/03	\$658,000	3750	0	11	1987	3	16473	N	N	13743 209TH AV NE
009	062411	0860	8/20/03	\$820,000	3760	0	11	1990	3	20609	Y	N	13935 209TH AV NE
009	405451	0270	5/28/03	\$830,000	3830	0	11	1990	3	41263	N	Y	22135 NE 140TH WY
009	770196	0220	5/7/04	\$700,000	3854	0	11	1996	3	16812	N	N	19310 NE 129TH WY
009	405453	0110	6/1/04	\$945,000	3870	970	11	1991	3	35932	N	N	13943 225TH PL NE
009	405450	0320	8/20/04	\$850,000	3890	0	11	1988	3	40371	N	N	22404 NE 140TH WY
009	770196	0190	6/6/03	\$739,500	3910	0	11	1991	3	15991	N	N	19406 NE 129TH WY
009	062411	0110	6/13/03	\$735,000	3950	870	11	1990	3	13165	Y	N	14221 212TH DR NE
009	062411	0390	5/23/04	\$927,300	4020	0	11	1985	3	20347	Y	N	13828 209TH AV NE
009	321650	0270	7/25/03	\$1,139,342	4060	0	11	2002	3	43667	N	N	12511 208TH PL NE
009	405453	0300	6/2/04	\$910,000	4120	0	11	1992	3	64998	N	N	21816 NE 141ST ST
009	062412	0230	10/26/04	\$891,500	4200	0	11	1989	3	25147	Y	N	14005 212TH DR NE
009	405453	0080	6/22/03	\$920,000	4290	0	11	2001	3	45035	N	N	13940 224TH CT NE
009	405450	0190	7/26/04	\$996,500	4290	0	11	1988	3	40184	N	N	22421 NE 140TH WY
009	405454	0040	11/19/03	\$1,025,000	4430	0	11	1995	3	36699	N	N	14232 221ST AV NE
009	405453	0140	10/31/03	\$844,000	4450	1310	11	1991	3	30793	N	N	22719 NE 139TH WY

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	062410	0670	12/8/03	\$759,000	4470	0	11	1984	3	13299	N	N	14277 209TH AV NE
009	770196	1090	5/21/04	\$795,000	4470	0	11	1990	3	29481	N	N	12512 197TH CT NE
009	405450	0210	5/4/04	\$970,000	4600	840	11	1989	3	36762	N	N	22527 NE 140TH WY
009	321650	0160	8/2/04	\$1,365,000	4700	0	11	2004	3	42866	N	N	20510 NE 126TH CT
009	405453	0170	5/12/03	\$1,125,000	4740	0	11	1991	4	72186	N	N	22128 NE 141ST PL
009	062411	0200	3/16/04	\$799,000	3700	0	12	1986	3	22588	Y	N	14132 209TH AV NE
009	770198	0010	4/16/04	\$923,000	4060	0	12	1996	3	26763	N	N	12414 203RD AV NE
009	062412	0110	3/11/04	\$891,500	4070	0	12	1989	3	26830	N	N	14032 212TH DR NE
009	405453	0270	5/20/04	\$968,000	4170	0	12	1992	3	67386	N	N	21920 NE 141ST ST
009	405450	0160	1/30/03	\$1,035,220	4200	0	12	1987	3	60763	N	Y	22321 NE 140TH WY
009	405453	0160	9/21/04	\$1,300,000	4520	0	12	1991	3	86986	N	N	22125 NE 141ST PL
009	321650	0210	3/10/04	\$1,562,500	4670	0	12	2001	3	31799	N	N	12419 205TH PL NE
009	202606	9068	4/22/04	\$1,275,000	5050	0	12	1990	3	57499	N	N	13336 211TH PL NE
009	321650	0510	6/11/03	\$1,560,000	5210	0	12	2002	3	74091	N	N	13228 211TH WY NE
009	405453	0180	9/17/03	\$1,035,000	5630	0	12	1992	3	51853	N	N	22122 NE 141ST PL
009	405451	0200	5/17/04	\$2,125,000	4800	0	13	1996	3	45821	N	Y	13965 219TH AV NE
009	062412	0180	1/21/04	\$1,595,000	8180	0	13	1989	3	33378	Y	N	14101 212TH DR NE

Improved Sales Removed from this Annual Update Analysis

Area 72

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	068770	0100	4/17/03	\$600,000	RELOCATION - SALE BY SERVICE
003	068770	0100	4/15/03	\$600,000	RELOCATION - SALE TO SERVICE
003	102605	9106	10/7/03	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	102605	9146	6/4/03	\$341,000	Diagnostic Outlier
003	112605	9016	8/13/04	\$392,000	Diagnostic Outlier
003	112605	9060	11/5/04	\$350,000	Diagnostic Outlier
003	112605	9065	6/3/04	\$970,000	RELOCATION - SALE BY SERVICE
003	112605	9065	6/3/04	\$942,500	RELOCATION - SALE TO SERVICE
003	112605	9101	6/9/04	\$555,000	UnFinArea
003	112605	9115	3/6/03	\$535,000	Diagnostic Outlier
003	113610	0071	8/18/03	\$323,000	Diagnostic Outlier
003	113610	0086	3/21/03	\$955,000	UnFinArea
003	122605	9057	4/14/04	\$183,000	BANKRUPTCY
003	122605	9071	6/7/04	\$368,000	UnFinArea
003	122605	9072	5/3/04	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	122605	9167	4/15/04	\$631,660	ActivePermitBeforeSale>25K
003	122605	9168	2/20/03	\$245,000	%Compl
003	122605	9176	11/1/04	\$150,000	QUIT CLAIM DEED DORRatio
003	132605	9040	7/21/03	\$899,950	UnFinArea
003	132605	9044	9/2/04	\$1,995,000	Diagnostic Outlier
003	132605	9098	5/5/03	\$2,800,000	CORPORATE AFFILIATES
003	132605	9100	6/4/03	\$1,175,000	DIVORCE
003	132605	9115	3/21/04	\$737,500	Diagnostic Outlier
003	133190	0180	11/23/04	\$540,000	RELOCATION - SALE BY SERVICE
003	133190	0180	9/29/04	\$557,500	RELOCATION - SALE TO SERVICE
003	133190	0350	5/21/03	\$535,000	RELOCATION - SALE BY SERVICE
003	133190	0350	4/8/03	\$565,000	RELOCATION - SALE TO SERVICE
003	133190	0360	8/8/03	\$510,000	UnFinArea
003	142605	9046	8/23/04	\$130,000	DORRatio
003	142605	9091	6/8/04	\$915,000	Diagnostic Outlier
003	152605	9091	10/5/04	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	205000	0020	6/8/04	\$606,462	ImpCount
003	205000	0070	6/22/04	\$1,100,000	Diagnostic Outlier
003	205000	0080	6/10/04	\$840,000	Diagnostic Outlier
003	232605	9065	6/2/03	\$985,000	Diagnostic Outlier
003	232605	9106	5/28/03	\$180,000	DORRatio
003	242605	9026	8/25/03	\$40,000	QUIT CLAIM DEED; OTHER WARNINGS DORRatio
003	242605	9045	2/25/04	\$780,000	Diagnostic Outlier
003	242605	9054	6/17/03	\$619,000	Diagnostic Outlier
003	242605	9122	11/7/03	\$590,000	UnFinArea
003	248160	0090	10/21/03	\$91,675	QUIT CLAIM DEED; RELATED PARTY, FRIEND
003	248162	0180	11/6/03	\$595,000	UnFinArea
003	248163	0215	6/17/04	\$1,125,000	Diagnostic Outlier
003	281725	0010	12/17/04	\$129,703	QUIT CLAIM DEED; RELATED PARTY, FRIEND
003	281726	0030	9/28/04	\$270,000	Diagnostic Outlier

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Area 72

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	317540	0010	9/1/04	\$632,500	ActiveP ermitBeforeSale>25K
003	340170	0101	7/14/03	\$565,000	Diagnostic Outlier
003	340170	0103	7/14/04	\$1,075,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	340170	0108	6/2/04	\$742,500	Diagnostic Outlier
003	340170	0216	7/14/03	\$472,500	Diagnostic Outlier
003	340470	0057	4/26/04	\$615,000	Diagnostic Outlier
003	340470	0087	1/12/04	\$329,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	340770	0016	5/30/03	\$532,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	340770	0023	9/17/03	\$975,000	Diagnostic Outlier
003	366300	0050	4/24/03	\$369,950	Diagnostic Outlier
003	366300	0150	1/27/03	\$446,000	ImpCount
003	404590	0095	6/9/03	\$275,000	PrevImp<=10K
003	404590	0104	7/8/04	\$580,000	QUESTIONABLE PER SALES IDENTIFICATION
003	404590	0104	10/6/03	\$523,877	QUIT CLAIM DEED
003	421525	0490	3/19/03	\$472,500	RELOCATION - SALE BY SERVICE
003	421525	0490	3/19/03	\$472,500	RELOCATION - SALE TO SERVICE
003	739980	0170	8/25/03	\$351,000	Diagnostic Outlier
003	856470	0150	9/1/04	\$404,950	%Compl ActivePermitBeforeSale>25K
003	930630	0160	8/25/03	\$400,000	Diagnostic Outlier
003	940830	0160	8/21/03	\$280,000	Diagnostic Outlier
003	956220	0190	6/10/04	\$620,000	RELOCATION - SALE BY SERVICE
003	956220	0190	6/10/04	\$620,000	RELOCATION - SALE TO SERVICE
004	020080	0210	8/13/04	\$393,000	Diagnostic Outlier
004	062671	0100	11/8/04	\$472,000	RELOCATION - SALE BY SERVICE
004	062671	0100	11/3/04	\$472,000	RELOCATION - SALE TO SERVICE
004	071030	0030	10/31/03	\$342,000	Diagnostic Outlier
004	071051	0080	5/5/03	\$409,500	Diagnostic Outlier
004	113730	0040	7/9/04	\$432,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	115260	0020	4/23/03	\$599,950	NON-REPRESENTATIVE SALE
004	115260	0340	5/14/04	\$710,000	UnFinArea
004	172606	9083	7/31/03	\$164,000	Diagnostic Outlier
004	172606	9084	6/25/03	\$83,380	PARTIAL INTEREST (103, 102, Etc.) DORRatio
004	179590	0290	3/11/03	\$365,000	RELOCATION - SALE BY SERVICE
004	179590	0290	3/11/03	\$365,000	RELOCATION - SALE TO SERVICE
004	186200	0080	7/29/03	\$625,000	RELOCATION - SALE BY SERVICE
004	186200	0080	7/24/03	\$625,000	RELOCATION - SALE TO SERVICE
004	186200	0340	3/19/03	\$550,000	Diagnostic Outlier
004	186200	0340	3/19/03	\$550,000	RELOCATION - SALE BY SERVICE
004	192606	9099	5/21/04	\$225,000	Diagnostic Outlier
004	192606	9133	10/4/04	\$425,000	Diagnostic Outlier
004	252605	9038	8/14/03	\$3,000,000	OPEN SPACE CONTINUED AFTER SALE
004	252605	9107	8/14/03	\$1,000,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
004	252605	9132	12/14/04	\$350,000	OpenSpace0
004	252605	9141	10/19/04	\$630,000	Diagnostic Outlier
004	252605	9153	11/6/03	\$600,000	CORPORATE AFFILIATES

Improved Sales Removed from this Annual Update Analysis

Area 72

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	252605	9155	3/29/04	\$398,000	Diagnostic Outlier
004	252605	9190	2/4/04	\$385,000	Diagnostic Outlier
004	262605	9054	1/7/04	\$830,000	Obsol Prevlmp<=10K
004	294400	0290	2/13/03	\$765,000	RELOCATION - SALE BY SERVICE
004	294400	0310	7/24/04	\$1,022,000	Diagnostic Outlier
004	294401	0040	11/23/04	\$850,000	RELOCATION - SALE BY SERVICE
004	294401	0040	11/23/04	\$850,000	RELOCATION - SALE TO SERVICE
004	302606	9052	6/4/04	\$187,241	EXEMPT FROM EXCISE TAX DORRatio
004	302606	9087	8/28/03	\$425,000	OpenSpace0
004	339620	0030	8/23/04	\$475,000	Diagnostic Outlier
004	382531	0080	4/6/04	\$593,950	%Compl ActivePermitBeforeSale>25K
004	382531	0330	11/11/04	\$580,456	%Compl ActivePermitBeforeSale>25K
004	382531	0390	3/1/04	\$539,950	%Compl ActivePermitBeforeSale>25K
004	382531	0500	4/9/03	\$540,000	Diagnostic Outlier
004	382531	0530	12/9/04	\$579,588	%Compl ActivePermitBeforeSale>25K
004	382531	0640	1/16/04	\$647,950	%Compl ActivePermitBeforeSale>25K
004	382531	0800	11/29/04	\$789,160	%Compl ActivePermitBeforeSale>25K
004	382531	0880	12/9/04	\$735,000	%Compl
004	382531	0900	11/18/03	\$720,000	%Compl
004	382531	0970	12/9/04	\$605,000	%Compl ActivePermitBeforeSale>25K
004	418800	0250	8/27/03	\$699,000	Diagnostic Outlier
004	418800	0620	4/21/04	\$700,000	Diagnostic Outlier
004	570170	0050	10/6/04	\$645,000	Diagnostic Outlier
004	570170	0380	2/12/04	\$316,000	QUESTIONABLE PER SALES IDENTIFICATION
004	570170	0420	2/26/03	\$110,417	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
004	570170	0641	11/23/04	\$1,295,000	Diagnostic Outlier
004	570170	0642	8/18/04	\$1,082,000	Diagnostic Outlier
004	619240	0190	12/20/04	\$624,424	%Compl ActivePermitBeforeSale>25K
004	619240	0270	9/8/04	\$570,000	Diagnostic Outlier
004	619241	0580	12/12/04	\$559,660	%Compl ActivePermitBeforeSale>25K
004	683880	0050	3/6/03	\$1,050,000	NON-REPRESENTATIVE SALE
004	683880	0120	4/16/03	\$167,400	CORPORATE AFFILIATES; QUIT CLAIM DEED
004	727310	0155	1/3/03	\$750,000	Diagnostic Outlier
004	727310	0165	3/29/04	\$394,500	Diagnostic Outlier
004	727310	0200	12/22/04	\$575,000	ImpCount
004	812120	0430	4/13/04	\$369,000	RELOCATION - SALE BY SERVICE
004	812120	0430	3/12/04	\$369,000	RELOCATION - SALE TO SERVICE
004	812130	0040	10/17/03	\$549,950	Diagnostic Outlier
004	934870	0310	12/15/04	\$639,950	%Compl ActivePermitBeforeSale>25K
004	942850	0075	10/4/04	\$505,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	957805	0170	4/11/03	\$824,293	QUIT CLAIM DEED
009	062410	1030	4/14/04	\$567,500	RELOCATION - SALE BY SERVICE
009	062410	1030	3/22/04	\$567,500	RELOCATION - SALE TO SERVICE
009	062411	0250	5/23/03	\$621,600	ActivePermitBeforeSale>25K
009	062411	0250	10/14/04	\$695,000	ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	062411	1010	7/28/03	\$499,000	Diagnostic Outlier
009	062510	0015	12/16/04	\$14,000	Obsol DORRatio
009	062510	0015	3/25/03	\$430,000	BANKRUPTCY - RECEIVER OR TRUSTEE Obsol
009	062510	0085	4/29/03	\$656,000	MULTI-PARCEL SALE %NetCondOpenSpace0
009	062510	0162	2/10/03	\$97,883	PARTIAL INTEREST (103, 102, Etc.)
009	202606	9023	11/8/04	\$472,150	Diagnostic Outlier
009	212606	9029	6/9/03	\$725,000	Diagnostic Outlier
009	212606	9039	10/8/03	\$734,500	ImpCount %Compl
009	302606	9079	7/28/03	\$368,500	GOVERNMENT AGENCY Obsol DORRatio
009	321650	0230	11/18/03	\$772,204	DORRatio
009	321650	0250	5/19/04	\$2,575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	405451	0150	7/14/03	\$987,500	RELOCATION - SALE BY SERVICE
009	405451	0150	7/14/03	\$987,500	RELOCATION - SALE TO SERVICE
009	405452	0210	5/20/04	\$700,000	RELOCATION - SALE BY SERVICE
009	405452	0210	5/14/04	\$700,000	RELOCATION - SALE TO SERVICE
009	405452	0230	6/5/03	\$598,000	Diagnostic Outlier
009	405453	0070	4/26/04	\$1,850,000	Diagnostic Outlier
009	405453	0210	11/17/03	\$685,000	RELOCATION - SALE BY SERVICE
009	405453	0210	11/25/03	\$685,000	STATEMENT TO DOR
009	405453	0440	5/7/03	\$919,000	Diagnostic Outlier
009	770196	0490	1/14/03	\$587,000	RELOCATION - SALE BY SERVICE
009	770196	0490	1/14/03	\$587,000	RELOCATION - SALE TO SERVICE
009	770196	0540	6/24/03	\$624,500	Diagnostic Outlier
009	770196	0760	4/18/03	\$525,400	BANKRUPTCY - RECEIVER OR TRUSTEE
009	770196	0970	4/30/04	\$555,000	Diagnostic Outlier
009	770196	1120	3/17/04	\$631,000	RELOCATION - SALE BY SERVICE
009	770196	1120	2/27/04	\$631,000	RELOCATION - SALE TO SERVICE
009	770196	1260	3/27/03	\$607,000	RELOCATION - SALE BY SERVICE
009	770196	1260	3/27/03	\$607,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	112605	9113	4/7/04	\$300,000	82328	N	N
003	112605	9239	5/10/04	\$225,000	53578	N	N
003	122605	9043	6/8/04	\$315,000	54885	N	N
003	340770	0015	11/13/03	\$199,000	272250	Y	N
003	421525	0080	12/30/03	\$180,000	39391	N	N
003	421525	0080	6/4/04	\$300,000	39391	N	N
004	192606	9107	6/16/04	\$549,000	226512	N	N
004	192606	9122	7/26/04	\$460,750	221720	N	N
004	252605	9091	5/27/03	\$1,300,000	230432	N	N
009	062610	0035	7/11/03	\$225,000	245678	N	N
009	212606	9016	4/22/04	\$345,000	458686	N	N
009	292606	9024	3/3/03	\$99,999	113256	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	112605	9231	12/21/04	\$1,070,000	DORRatio/ ActivePermitBeforeSale>25K/
003	112605	9231	9/23/03	\$275,000	NoYB/ Prevlmp<=10K/ BUILDER SALE
003	122605	9043	9/2/03	\$70,000	NoYB/ Prevlmp<=10K/ DORRatio/
003	122605	9195	4/3/03	\$165,000	NoYB/GOVERNMENT AGENCY;/ Prevlmp<=10K/
003	142605	9120	2/21/03	\$250,000	DORRatio/
003	152605	9002	9/3/03	\$350,000	NoYB/BANKRUPTCY - ActivePermitBeforeSale>25K/
003	242605	9120	4/23/04	\$360,000	NoYB/ Prevlmp<=10K/ BUILDER SALE
003	340170	0086	10/22/04	\$298,000	NoYB/ Prevlmp<=10K/ BUILDER SALE
003	856470	0020	10/1/04	\$421,000	NoYB/ Prevlmp<=10K/ ActivePermitBeforeSale>25K/
003	856470	0070	11/24/04	\$399,466	NoYB/ Prevlmp<=10K/ ActivePermitBeforeSale>25K/
003	856470	0090	11/10/04	\$420,000	NoYB/ Prevlmp<=10K/ ActivePermitBeforeSale>25K/
003	856470	0180	9/1/04	\$399,950	NoYB/ Prevlmp<=10K/ ActivePermitBeforeSale>25K/
003	856470	0190	9/22/04	\$397,950	NoYB/ Prevlmp<=10K/ ActivePermitBeforeSale>25K/
004	192606	9030	10/6/04	\$350,000	NoYB/STATEMENT TO DOR;/ ActivePermitBeforeSale>25K/
004	192606	9042	4/7/04	\$186,000	NoYB/ Prevlmp<=10K/ DORRatio/
004	192606	9151	12/22/04	\$250,000	NoYB/QUIT CLAIM DEED;/ Prevlmp<=10K/
004	252605	9144	6/2/03	\$1,193,969	NoYB/MULTI-PARCEL SALE;/ Prevlmp<=10K/
004	564930	0050	9/19/03	\$75,000	NoYB/ PrevLand<=10K/ Prevlmp<=10K/ DORRatio/
004	564930	0270	9/23/03	\$40,000	NoYB/ Prevlmp<=10K/ DORRatio/
004	619240	0540	1/16/04	\$482,950	NoYB/ Prevlmp<=10K/ ActivePermitBeforeSale>25K/
004	942850	0076	10/1/04	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	942850	0077	5/17/04	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	885670	0620	3/1/04	\$5,100	SHERIFF / TAX SALE; GOVERNMENT AGENCY;
008	942850	0005	10/22/03	\$2,000	NoYB/ Prevlmp<=10K/ DORRatio/
009	062510	0162	1/29/04	\$116,349	%Compl/ DORRatio/
009	321650	0280	5/17/04	\$399,950	NoYB/ Prevlmp<=10K/ ActivePermitBeforeSale>25K/
009	321650	0340	6/7/04	\$328,950	NoYB/ Prevlmp<=10K/ ActivePermitBeforeSale>25K/
009	321650	0390	4/26/04	\$395,000	NoYB/ Prevlmp<=10K/ ActivePermitBeforeSale>25K/
009	321650	0410	10/21/03	\$350,000	NoYB/ Prevlmp<=10K/ BUILDER SALE
009	321650	0423	7/2/04	\$379,950	NoYB/ Prevlmp<=10K/
009	321650	0435	3/26/04	\$324,950	%Compl/ DORRatio/
009	405455	0020	7/8/04	\$590,000	NoYB/TRADE;/ Prevlmp<=10K/



King County
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr